BILL GARRETT, Davidson County
Trans:T20140004982 DEEDWARR
Recvd: 01/22/14 14:23 2 pgs
Fees:13.00 Taxes:669.70
20140122-0006140

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN133855

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of January, 2014.

NOTARY PUBLIC

My commission expires: _____

LANA M. ALESSIO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-11-2017

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen S. Dotson 7252 Hwy 70 South #605 Nashville, TN, 37221	New Owner	142070F061.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty One Thousand and 00/100 Dollars ($181,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **SUZANNE P. SCOTT, A MARRIED WOMAN**, hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto, **STEPHEN S. DOTSON, UNMARRIED**, hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61, Unit No.605 of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et seq., as established by a Master Deed of record as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760 in the Register's Office of Davidson County, Tennessee, together with an undivided percentage in the common elements appurtenant to said unit. Reference is hereby made for to the Site Plan of Bellevue Commons as set forth in said Master Deed for a more complete identification and location of said unit.

Being the same property conveyed to Suzanne P. Scott, unmarried, by Warranty Deed from M. Asher Levine and wife, Whitney G. Levine, dated 8/4/2003, recorded 8/14/2003, of record in Instrument No. 20030814-0117420, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 7252 Highway 70 South #605, Nashville, TN 37221, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This is improved property more commonly known as 7252 Highway 70 South #605, Nashville, TN, 37221.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantee that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

WITNESS MY/OUR HANDS, this the 15 day of January, 2014.

Suzanne P. Scott

SUZANNE P. SCOTT

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Suzanne P. Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 15 day of January, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Leslie Garside
Notary Public

My commission expires: 12/23/2014