BILL GARRETT, Davidson County
Trans:T20140024610 DEEDWARR
Recvd: 04/11/14 10:16 2 pgs
Fees:13.00 Taxes:927.96
20140411-0030449

WARRANTY DEED

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,800.00

Wanda C Hrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 9-11-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Tiffany L. Israel** | New Owner | |
| (NAME) | (NAME) | |
| **7312 Dunaway Drive** | | **128-09-0-066.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37221** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DOROTHY H. GADDES, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **TIFFANY L. ISRAEL** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section One Dunaway Woods of record in Plat Book 5200, Page 132, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul W. Gaddes and wife, Dorothy H. Gaddes by Warranty Deed from Bradley Rosenblum of record in Book 11429, Page 775, Register's Office for Davidson County, Tennessee, dated April 09, 1999 and recorded on April 13, 1999. Paul W. Gaddes, having since died on April 28, 2011 leaving Dorothy H. Gaddes the surviving tenant by the entirety. Katherine Gaddes Espeseth executes this Instrument on behalf of Dorothy H. Gaddes pursuant to the Durable Power of Attorney of record in Instrument No. 20130405-0033970, Register's Office for Davidson County, Tennessee. Dorothy H. Gaddes and Dorothy Hendrickson Gaddes are one in the same person.

This conveyance is subject to:
- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 132, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 5393, Page 651 and Book 5484, page 222, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 4589, Page 112 and Book 146, Page 395, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 10073, Page 816 and Book 10232, Page 311, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Public Utilities Easement Granted to Harpeth Valley Utilities District of record in Book 10073, Page 780, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 11429, Page 775, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7312 Dunaway Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 31st DAY OF MARCH, 2014.

Dorothy H. Gaddes by Katherine Gaddes Espeseth Attorney in fact

Dorothy H. Gaddes by
Katherine Gaddes Espeseth, Attorney in Fact

STATE OF Tennessee

COUNTY OF Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Katherine Gaddes Espeseth, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DOROTHY H. GADDES, and who acknowledged he/she/they executed the same as the free act and deed of the said DOROTHY H. GADDES.

Witness my hand and official seal this the 31st of March, 2014.

Robbie D Presley

Notary Public
My Commission Expires: 1/10/2015
(SEAL)

ROBBIE D PRESLEY
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212