BILL GARRETT, Davidson County
Trans:T20140034460 DEEDWARR
Recvd: 05/16/14 15:19 3 pgs
Fees:18.00 Taxes:521.70

20140516-0042484

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TINA HAWKINS
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Marie Saunders, single woman	Pinnacle Bank	07301003900
	(NAME)	
2018 Olga Avenue	150 3rd Avenue South, Ste #900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we The Estate of Ruby Lee Lamar, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shannon Marie Saunders, single woman , hereinafter called the Grantees, 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 THE NORTHEASTERLY ONE-HALF OF LOT NO. 4, OF BLOCK H, ON THE MAP OF COUNTRY CLUB ESTATES, AS OF RECORD IN BOOK 843, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 50 FEET ON THE EASTERLY SIDE OF OLGA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 130 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO RUBY LEE LAMARR BY DEED FROM BILLY RAY GAMMON AND WIFE, KATHRYN LAVADA G. GAMMON OF RECORD IN BOOK 4270, PAGE 655, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. RUBY L. LAMAR HAVING SINCE DIED TESTATE AND ITEM IV OF THE LAST WILL AND TESTAMENT OF RUBY L. LAMAR, DECEASED, RECORDED IN PROBATE FILE 13P1543 IN THE SEVENTH CIRCUIT COURT CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID PROPERTY WAS DEVISED EQUALLY , OR ALL TO THE SURVIVORS OF THEM TO JAMES B. DERRYBERRY, RUTH ELIZABETH TATE, JAMES C. DERRYBERRY, HELEN R. COLLIER, RUBY LOIS WESTMORELAND, DONALD DERRYBERRY, CLARENCE D. DERRYBERRY, JONATHAN E. DERRYBERRY, RUBY R. LOVELL, LOUISE DANIELS, MARY DERRYBERRY DAVIS AND JAMES DERRYBERRY. JAMES B. DERRYBERRY, RUTH ELIZABETH TATE , JAMES C. DERRYBERRY AND LOUISE DANIELS HAVING SINCE DIED.

RUBY L. LAMAR, RUBY LEE LAMAR AND RUBY LEE LAMARR BEING ONE AND THE SAME PERSON.

LOUISE DANIELS AND MARTHA DERRYBERRY DANIELS BEING ONE AND THE SAME PERSON.

JONATHAN DERRYBERRY AND JONATHAN E. DERRYBERRY BEING ONE AND THE SAME PERSON.

HELEN R. COLLIER AND HELEN CARROLL BEING ONE AND THE SAME PERSON.

RUBY LOIS WESTMORELAND AND LOIS WESTMORELAND BEING ONE AND THE SAME PERSON.

DON DERRYBERRY AND DONALD DERRYBERRY BEING ONE AND THE SAME PERSON.

RUBY LOVELL AND RUBY R. LOVELL BEING ONE AND THE SAME PERSON.

LOIS WESTMORELAND EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JONATHAN E. DERRYBERRY, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140516-0042480, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WARRANTY DEED
(Continued)

LOIS WESTMORELAND EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF CLARENCE D. DERRYBERRY, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140516004 2481, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOIS WESTMORELAND EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF RUBY LOVELL, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140516004 2478, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOIS WESTMORELAND EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF HELEN CARROLL, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140516004 2479, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOIS WESTMORELAND EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JAMES DERRYBERRY, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140516004 2482, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LOIS WESTMORELAND EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF DON DERRYBERRY, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20140516004 2483, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2018 Olga Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 15th day of May, 2014.

Clarence D. Derryberry

By: Lois Westmoreland
Lois Westmoreland, Attorney-in-Fact

Jonathan E. Derryberry

By: Lois Westmoreland
Lois Westmoreland, Attorney-in-Fact

Ruby Lovell

By: Lois Westmoreland
Lois Westmoreland, Attorney-in-Fact

Helen Carroll

By: Lois Westmoreland
Lois Westmoreland, Attorney-in-Fact

Don Derryberry

WARRANTY DEED
(Continued)

Don Derryberry

By _____
Lois Westmoreland, Attorney-in-Fact

_____
James Derryberry

By _____
Lois Westmoreland, Attorney-in-Fact

_____
Ruby Lois Westmoreland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ruby Lois Westmoreland, the herein bargainor(s), 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 official seal, this the 15th day of May, 2014.

_____
Notary Public

My Commission Expires: 11/3/15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of May, 2014, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Lois Westmoreland, 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 Ruby Lovell, Helen Carroll, Jonathan E. Derryberry, Clarence D. Derryberry, James Derryberry, and Don Derryberry who acknowledged that such person executed the same as the free act and deed of Ruby Lovell, Helen Carroll, Jonathan E. Derryberry, Clarence D. Derryberry, James Derryberry and Don Derryberry

Witness my hand and official seal, this the 15th day of May, 2014.

_____
Notary Public

My commission expires:11/3/15

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(Seal)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072