BILL GARRETT, Davidson County
Trans: T20140044155 DEEDWARR
Recvd: 06/23/14 09:40 3 pgs
Fees: 18.00 Taxes: 1492.95

20140623-0054402

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $403,500.00. Affiant Subscribed and sworn to before me, this 9th day of June, 2014. Notary Public My Commission Expires: 10/8/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner As Follows: David Dorris and Micah Lacher 1802 Natchez Trace Nashville, TN 37212	Send Tax Bills To: NEW OWNER 2002 Richard Jones Rd #C-208 Nashville, TN 37215	Map-Parcel Number: 10407028400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATHRYN S. WILLIAMS**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **DAVID DORRIS, MARRIED AND MICAH LACHER, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee and being Lot No. 5 and the southerly 5-feet of Lot No. 6 on the Map of Rich's Re-subdivision (of certain lots in Stokes and Marshall's Subdivision) recorded May 10, 1928, as of record at Plat Book 547, page 172 in the Register's Office for said County.

Said Lot No. 5 and southerly 5-feet of Lot No. 6 front together 55 feet on the easterly side of 28th Avenue South or Compton Road (now known as Natchez Trace) and extends back between lines 151 feet, more or less, on the northerly line and 151.6 feet on the southerly line to a dead line (along the westerly margin of an alley) and measures 55 feet thereon.

between lines 151 feet, more or less, on the northerly line and 151.6 feet on the southerly line to a dead line (along the westerly margin of an alley) and measures 55 feet thereon.

Being the same property conveyed to Kathryn S. Williams and Jesse F. Williams III, (daughter and father) as tenants in common with the right of survivorship, by deed from Emily M. Pepper and Mary M. Frey and The Frey Family Living Trust of record as Instrument No. 20080630-0067423, Register's Office for Davidson County, Tennessee. The said Jesse F. Williams, III, having quitclaimed his interest in subject property to Kathryn S. Williams by Quitclaim Deed of record as Instrument No. 20120817-0073875, in said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 547, page 172, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1802 Natchez Trace, Nashville, TN 37212.**

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 Grantor covenants with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, 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 person whomsoever.

WITNESS my hand this 9th day of June, 2014.

Kathryn S. Williams

Kathryn S. Williams

By: Barbara Keith Payne Attorney in Fact

Barbara Keith Payne, Attorney-in-Fact

POA recorded as Instrument No. 20140623.0054401

Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BARBARA KEITH PAYNE**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she is the Attorney in Fact for **KATHRYN S. WILLIAMS** and is authorized by the Grantor to execute this instrument on behalf of Grantor and who further acknowledged that she executed the within instrument for the purposes therein contained as the free act and deed of the said Grantor.

WITNESS my hand, at office, this 9th day of June, 2014

(Seal)

566583.1/200738

Notary Public

My Commission Expires: 3-6-18

