| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF ~~WILLIAMSON~~ Davidson<br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $329,900.00<br>AFFIANT<br>SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF JULY, 2014.<br>NOTARY PUBLIC<br>COMMISSION EXPIRES 3/6/18 |
|---|---|

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearl[illegible] 2[illegible] Seaboard Lane, G-104, Franklin, TN 37067
File No. R6425 LIGHTSEY

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Charles D. Lightsey and Kristine M. Mylls | Same | 115-13-058.00 |
| 754 Rodney Drive | | |
| Nashville, TN 37205 | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

**SHIRLEY DORTCH, AN UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**CHARLES D. LIGHTSEY AND KRISTINE M. MYLLS, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 196, WEST MEADE HILLS, SECTION EIGHT, as shown on plat of record in Plat Book 3600, Pages 61-62, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Shirley Dortch, an unmarried woman by Warranty Deed from Kevin P. Kimery and wife, Cacilda N. Kimery, recorded on the 4th day of August, 2010 in Instrument No. 20100804-0061367, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST MEADE HILLS, SECTION EIGHT, as recorded in Plat Book 3600, Page(s) 61-62, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3789, Page 120 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Memorandum Summarizing Contract Restricting Use of Real Property recorded at Instrument No. 20081112-0111867.

This is improved property known as 754 Rodney Drive, Nashville, TN 37205

BILL GARRETT, Davidson County
Trans:T20140058025 DEEDWARR
Recvd: 08/07/14 16:03 2 pgs
Fees:13.00 Taxes:1220.63
20140807-0071392

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 31st day of July, 2014.

Shirley Dortch by: _____, Attorney in Fact

Shirley Dortch

By: J. Carlton Drumwright, Attorney-In-Fact

**STATE OF TENNESSEE**

**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in a for said County and State, personally appeared J. Carlton Drumwright, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged executing the within instrument on behalf of Shirley Dortch for the purposes therein contained, and who further proved to me to be the Attorney In Fact for and authorized to execute this instrument on behalf of Shirley Dortch.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of July, 2014.

_____
Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

**File #: 14-R6425 LIGHTSEY**

**RECORD & RETURN TO:**

**VANDERPOOL, PEARMAN & DRUMWRIGHT**

**256 SEABOARD LANE, SUITE G104**

**FRANKLIN, TN 37067**