BILL GARRETT, Davidson County
Trans:T20140059447 DEEDWARR
Recvd: 08/13/14 11:58 2 pgs
Fees:13.00 Taxes:1047.10

20140813-0073131

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $283,000.00

Affiant

Subscribed and sworn to before me, this 31st day of July, 2014.

Notary Public
My commission expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

02-1407-49113

Address of New Owner:	Send Tax Bills to:	Tax Information
Michael W. Thomas 2300 Alteras Nashville TN 37211	Regions Bank dba Regions Mtg 2050 Parkway office Circle Birmingham, AL 35244	173-09-0-A-582.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Douglas J. Dawson and Bobbi-Lyn Ausburn now Dawson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Michael W. Thomas and wife, Heather Thomas, hereinafter called the Grantees, their successors 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 No. 556, on the Plan of Section One, Phase Eight, Lenox Village, of record in Instrument No. 20060824-0104608, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Douglas J. Dawson, an unmarried man and Bobbi-Lyn Ausburn, an unmarried woman by deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated April 27, 2007, recorded April 30, 2007, of record in Instrument No. 20070430-0051364, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2300 Alteras, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 30 day of July, 2014.

Douglas J. Dawson

Bobbi-Lyn Dawson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Douglas J. Dawson and Bobbi-Lyn Dawson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of July, 2014.

Notary Public
State of Tennessee at Large

My Commission expires May 1 2015

ASHLEIGH WITTKAMP
Notary Public - State of Florida
My Comm. Expires May 1, 2015
Commission # EE 89441