WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-14-1901-102

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)
Allyson Easom	**Same as New Owner**	
(NAME)	(NAME)	
1901 18th Ave S #102		**104120A00900CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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 **MICAH LACHER, UNMARRIED DAVID DORRIS, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALLYSON EASOM, A SINGLE PERSON,** 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 Unit No. 102-M, together with the appurtenant interest in the common elements of Magnolia Wedgewood Condominium, a horizontal property regime established by Master Deed of record in Book 6258, Page 718, amended in Instrument No. 20110202-0009142, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A-1 to the aforementioned Master Deed.

Being the same property conveyed by Warranty Deed from Alan D. Adams, Inc., a Tennessee corporation to Micah Lacher and David Dorris as recorded on the 21st day of August, 2013 in Instrument No. 20130821-0088088 and Deed from State Street Bank and Trust Company as Trustee to Alan D. Adams, Inc. as recorded on the 19th day of April, 1993 in Deed Book 8919, Page 643, in the Register's Office of Davidson County, Tennessee.

The above described property has never been the principal marital residence of either of the Grantors.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Charter recorded in Book 6225, Page 168, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing MAGNOLIA WEDGEWOOD Condominium of record in Book 6258, Page 718 , as amended by instrument(s) of record in Instrument No. 20110202-0009142, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1901 18th Ave S #102, Nashville, Tennessee 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 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.

BILL GARRETT, Davidson County
Trans:T20140061165 DEEDWARR
Recvd: 08/19/14 11:07 2 pgs
Fees:13.00 Taxes:473.60

20140819-0075136

Witness my/our hand(s) this the 15th DAY OF AUGUST, 2014.

Micah Lacher

David Dorris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICAH LACHER AND DAVID DORRIS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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