WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140071095 DEEDWARR
Recvd: 09/23/14 10:52 2 pgs
Fees:13.00 Taxes:1328.30
20140923-0087169

G-VRE-14-1008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $359,000.00.

Christi Beth Adams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2014.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Christi Beth Adams	**Reliant Bank**	
(NAME)	(NAME)	
1008 Milesdale Drive	**101 Creekstone Blvd**	**13209001100**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Franklin, TN 37064**	
(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 **DAVID DORRIS, MARRIED ANDREW STEWART, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHRISTI BETH ADAMS, MARRIED,** 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 Lot 19, LEALAND HEIGHTS, as shown on plat of record in Plat Book 2330, Page 71, 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 David Dorris, unmarried and Andrew Stewart, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Winston S. Caldwell and spouse, Michelle L. Caldwell, recorded on the 7th day of September, 2006 in Instrument No. 20060907-0110893, in the Register's Office of Davidson County, Tennessee.

The above reference property has never been the principal marital residence of David Dorris and spouse.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and subsequent years, a lien not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LEALAND HEIGHTS, as recorded in Plat Book 2330, Page(s) 71, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2535, Page 285, Register's Office for Davidson County, Tennessee.
- Easement recorded in Book 2485, Page 513, 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: **1008 Milesdale Drive, Nashville, Tennessee 37204**.

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.

Witness my/our hand(s) this the 18th DAY OF SEPTEMBER, 2014.

David Dorris

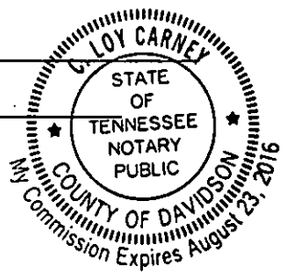
Andrew Stewart

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID DORRIS AND ANDREW STEWART, 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 18th of September, 2014.

Notary Public
My Commission Expires:
(SEAL)



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