RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20140072374 DEEDWARR
Recvd: 09/26/14 11:53 2 pgs
Fees:13.00 Taxes:632.70
20140926-0088833

WARRANTY DEED

ROGER LEON CLARK NOTARY PUBLIC STATE OF TENNESSEE HARDIN COUNTY

STATE OF TENNESSEE,
COUNTY OF Hardin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00.

Holly Shaw Bates
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of September, 2014.

Roger Leon Clark
NOTARY PUBLIC ROGER LEON CLARK

My commission expires: 7-25-2015

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert D. Dougher, *et ux.* 276 38th Ave. North Nashville, TN 37209	Same address as new owner 5900 Hickory Valley Dr Nashville TN 37205	092-13-0-263.00

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy One Thousand and 00/100 Dollars ($171,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **HOLLY SHAW BATES, A MARRIED WOMAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **ROBERT D. DOUGHER AND KIMBERLY R. DOUGHER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 75, PLAN OF VALLEY VIEW SUBDIVISION, SECTION TWO, as shown on plat of record in Plat Book 2330, Page 103, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property; and

BEING the same property conveyed to Michael Nannini and Holly Nannini, husband and wife, by Deed dated December 28, 2009 and recorded January 14, 2010, of record in Instrument No. 20100114-0003660, in the Office of the Register of Deeds of Davidson County, Tennessee; and

THEREAFTER, being the same property conveyed to Holly Nannini, by Quit Claim Deed dated January 13, 2012 and recorded February 1, 2012, of record in Instrument No. 20120201-0009074, in the office aforesaid. The said Holly Nannini having since married and is now known as Holly Shaw Bates.

This property has never been a marital residence of the Grantor herein, and as such is not subject to any homestead, dower or other marital interest as contemplated by Tennessee law.

The address of the herein described property is believed to be 276 38th Avenue North,

Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

Upon oath, Holly Shaw Bates warrants, covenants and certifies that she is one and the same person as Holly Nannini.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that she is lawfully seized and possessed of said real estate; that she have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of September, 2014.

Holly Shaw Bates

HOLLY SHAW BATES

STATE OF TENNESSEE
COUNTY OF Hardin

Personally appeared before me, a Notary Public, Holly Shaw Bates, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 18th day of September, 2014.

ROGER LEON CLARK
STATE OF TENNESSEE NOTARY PUBLIC
HARDIN COUNTY

Roger Leon Clark

Notary Public ROGER LEON CLARK

My commission expires: 7-25-2015