BILL GARRETT, Davidson County
Trans:T20140076052 DEEDWARR
Recvd: 10/08/14 10:59 2 pgs
Fees:13.00 Taxes:669.70
20141008-0093275

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

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,000.00.

Nancy Enoch
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 day of September, 2014.

Priscilla C. Urbanek
NOTARY PUBLIC

My commission expires: March 8, 2016

PRISCILLA C. URBANEK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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.* ~~112 S. 14th Street~~ ~~Nashville, TN 37206~~ 5900 Hickory Valley Cr. Nashville, TN 37205	New Owner 5900 Hickory Valley Cr Nashville, TN 37205	083-13-0-064.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty One Thousand and 00/100 Dollars ($181,000.00), 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, MARRIED**, 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), his 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 Number 18 on the Map of the Subdivision of Spring Park, of record in Book 57, Page 134, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Michael Nannini and Holly Nannini, husband and wife, by Warranty Deed dated February 9, 2010 and recorded February 11, 2010, of record in Instrument Number 20100211-0010904, in the Register's Office for Davidson County, Tennessee; and

THEREAFTER being the same property conveyed to Holly Nannini, by Quitclaim Deed dated January 13, 2012 and recorded February 1, 2012, of record in Instrument Number 20120201-0009194, in the Office aforesaid. The said Holly Nannini having since married and is now known as Holly Shaw Bates.

The address of the herein described property is believed to be 112 South 14th Street, Nashville, TN 37206, 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.

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), his 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), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 30 day of September, 2014.

Holly Shaw Bates

HOLLY SHAW BATES

STATE OF TENNESSEE
COUNTY OF Williamson

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 30th day of September, 2014.

M. Menke

Notary Public

My commission expires: 5-8-2018

