BILL GARRETT, Davidson County
Trans:T20140076770 DEEDWARR
Recvd: 10/10/14 10:43 2 pgs
Fees:13.00 Taxes:839.90
20141010-0094121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $227,000.00

Affiant

Subscribed and sworn to before me, this 7th day of October, 2014.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
CAROLYN P. DOTTS **MATTHEW FAUTEUX**	FRANKLIN AMERICAN MORTGAGE COMPANY 501 CORPORATE CENTRE DRIVE SUITE 400 FRANKLIN, TN 37067	**07216016100**
1950 PORTER RD		
NASHVILLE, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

PAUL CANAS, MARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

CAROLYN P. DOTTS AND MATTHEW FAUTEUX, WIFE AND HUSBAND

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 3 on the Map of Porter Heights, Part One, as of record in Book 1130, page 44, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING THE SAME PROPERTY CONVEYED TO PAUL CANAS, BY WARRANTY DEED FROM TERRA FIRMA PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, DATED 02/13/2006 AND RECORDED ON 02/15/2006 IN INSTRUMENT NUMBER 20060215-0018169, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JUDDY L. BERNAL JOINS IN THIS CONVEYANCE TO TRANSFER ANY AND ALL MARITAL INTEREST IN THE PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 1950 PORTER RD, NASHVILLE, TN 37206.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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/our hand(s) this 7th day of October, 2014.

PAUL CANAS

JUDDY L. BERNAL

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ SUMNER

Personally appeared before me, a Notary Public of said County and State, PAUL CANAS AND JUDDY L. BERNAL, the within named Grantor(s), 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, at office, this 7th day of October, 2014.

Notary Public

My Commission Expires: 8/23/16

LINDSEY G. BOSWELL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.