BILL GARRETT, Davidson County
Trans:T20140080737 DEEDWARR
Recvd: 10/27/14 13:35 2 pgs
Fees:13.00 Taxes:924.63
20141027-0098814

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0430HV

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of October, 2014.

Notary Public
Commission Expires: _____

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leah J. Gillen 1802 Hillside Drive Nashville, TN 37203	People's Home Equity 5205 Maryland way Brentwood, TN 37027	105-09-0-461.00

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Ruby Dodson, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leah J. Gillen, an unmarried woman

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:

Being Lot No. 2 on the revised Plan of Edgehill Estates, Section 96, as of record in Plat Book 4715, Page 186, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bobby E. Robertson and wife, Ruby D. Robertson by Warranty Deed from Metropolitan Development and Housing Agency, dated July 27, 1984 and filed for record August 3, 1984 in Book 6353, Page 286, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ruby Dodson Robertson by Quitclaim Deed from Bobby (erroneously referred to as Bobbie) Eugene Robertson, dated October 31, 2000 and filed for record January 5, 2001 in Instrument No. 20010105-0001692, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ruby Dodson, unmarried and Andre Lynch, unmarried by Quitclaim Deed from Ruby Dodson, unmarried f/k/a Ruby Dodson Robertson, dated March 25, 2003 and filed for record June 26, 2003 in Instrument No. 20030626-0087944, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ruby Dodson by Quitclaim Deed from Andre Lynch, dated January 8, 2010 and filed for record February 5, 2010 in Instrument No. 20100205-0009315, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1802 Hillside Drive, Nashville, TN 37203.

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 so 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 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 22nd day of October, 2014.

Ruby Dodson

Ruby Dodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ruby Dodson** 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 at Goodlettsville, Tennessee this 22nd day of October, 2014.

Angela A. Ramsey

Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)

