Record & Return
WATAUGA TITLE COMPANY
5110 Maryland Way, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Rebecca Lee King
4812 E. Longdale Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Pinnacle Bank
150 3rd Ave. South, Suite 900
Nashville, TN 37201

MAP 147-1
GROUP
PARCEL 269.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Billy N. Dyer, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Rebecca Lee King, unmarried,** hereinafter called the GRANTEE, her 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. 142 on the Plan of Caldwell Hall, Section 1, Revised, as shown by plat and survey of record in Plat Book 2900, page 57-59, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said Lot No. 142 fronts 85.43 feet on the easterly side of East Longdale Drive and extends back 165.0 feet on the southerly line and 116.5 feet on the northerly line to a broken line in the rear, measuring 118.0 feet thereon.

Being the same property conveyed to Billy N. Dyer and wife, Janice Marie Dyer* by deed from Buddie M. Savage and wife, Dorothy L. Savage of record in Book 5764, page 829, Register's Office for Davidson County, Tennessee.
*The said Janice Marie Dyer has since died.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **4812 E. Longdale Drive, Nashville, Tennessee 37211.**

BILL GARRETT, Davidson County
Trans:T20140085955 DEEDWARR
Recvd: 11/14/14 09:39 2 pgs
Fees:13.00 Taxes:832.50
20141114-0105134

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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 hand this the **30th** day of **October, 2014.**

Billy N. Dyer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Billy N. Dyer, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 30th day of October, 2014.

Mary Joe Hartz
NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $225,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of October, 2014.

NOTARY PUBLIC

MARY JOE HARTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5.3.16