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WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140091703 DEEDWARR
Recvd: 12/08/14 13:54 2 pgs
Fees: 13.00 Taxes: 869.50
20141208-0112298

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $235,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 4TH DAY OF DECEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-7220P ZIMMERMAN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Virginia R. Zimmerman	Same	060-08-58.00
215 Ben Allen Road		
Nashville, TN 37207		

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

DONALD JAMES DOSS, SOLE HEIR AT LAW OF ELLEN LOUISE DOSS

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

VIRGINIA R. ZIMMERMAN, UNMARRIED WOMAN AND MARGOT N. JOHNSON, AN UNMARRIED WOMAN
TENANTS IN COMMON
WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 215 Ben Allen Road, Nashville, TN 37207

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 on the 4th day of December, 2014.

Donald James Doss
Donald James Doss, sole heir at law of Ellen Louise Doss

STATE OF Colorado
COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, DONALD JAMES DOSS, SOLE HEIR AT LAW OF ELLEN LOUISE DOSS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Castle Rock Colorado, this 4 day of December, 2014.

Notary Public

My Commission Expires: 03/28/2015

NOTARY PUBLIC
KELLY KUNTZ
STATE OF COLORADO
MY COMMISSION EXPIRES MARCH 28, 2015

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 15, E.A. LINDSLEY SUBDIVISION, as shown on plat of record in Plat Book 547, Page 144, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Henry Phillip Wills, Sr., an unmarried man to Lloyd B. Doss* and wife, Ellen Louise Doss** as recorded on the 10th day of October, 1979 in Deed Book 5512, Page 55 and Warranty Deed from Henry Phillipps Wills to Thelma Thompson Smith as recorded on the 16th day of April, 1964 in Deed Book 3708, Page 503, in the Register's Office of Davidson County, Tennessee.

*Lloyd B. Doss having since died on January 16, 1995

** Ellen Louise Doss having since died, a widow,on August 29th, 2014

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of E.A. LINDSLEY SUBDIVISION, as recorded in Plat Book 547, Page(s) 144, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).