WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS,
$15,000.00

Affiant

Subscribed and sworn to before me this 31st day of Dec, 2014.

Notary Public
My Commission expires: 1-6-2015
(Affix Seal)

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015

STATE OF TENNESSEE
NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires

STATE OF TENNESSEE

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
3208 LaGrange Land Trust	SAME	080-08-0-167.00
5282 Murfreesboro Road		
LaVergne, TN 37086		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Doris Fields**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **3208 LaGrange Land Trust, Trustee, Inc., Trustee**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 140 on the plan of Bordeaux Hills, Section 3, of record in Book 3600, page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 55.0 feet on the northeasterly margin of LaGrange Drive and extends back between parallel lines measuring 120.0 feet to a dead line in the rear measuring 55.0 feet thereon.

Being the same property conveyed to Frances H. Lee, by deed from Zack Cheek and James S. Suther, on November 10, 1976, of record in Book 5088, page 431, Register's Office for Davidson County, Tennessee. Frances H. Lee a/k/a Frances N. Hall Lee, died intestate on July 13, 2010, unmarried and leaving as her only heir-at law; her daughter Patricia I. Utley. Affidavit of Heirship of record in Instrument Number 20130917-00987923 and Instrument Number 20150102-0000446 **, Register's Office for Davidson County, Tennessee. Patricia I. Utley a/k/a Patricia H. Utley died intestate on December 24, 2013, unmarried and leaving as her only heir at law: Doris Fields. Affidavit of Heirship of record in Instrument Number** 20150102-0000447 **, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 3600, page 34, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3674, page 335; and Book 3676, page 294, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3208 LaGrange Drive, Nashville, TN 37086**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 31, 2014.

Doris Fields
Doris Fields

Davidson County DEEDWARR
Recvd: 01/02/15 15:50 2 pgs
Fees:13.00 Taxes:55.50
20150102-0000448

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Doris Fields** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this December 31, 2014

My commission expires 7/6/15

Notary Public

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY