STATE OF ~~Tennessee~~ California
COUNTY OF ~~Davidson~~ Los Angeles

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF March, 2015.

Notary Public
MY COMMISSION EXPIRES: January 23, 2018
File No. G15-0764D

BILL GARRETT, Davidson County
Trans:T20150018120 DEEDWARR
Recvd: 03/12/15 14:08 3 pgs
Fees:18.00 Taxes:554.63
20150312-0021412

ANDREA C. MORALES
Commission # 2054760
Notary Public - California
Los Angeles County
My Comm. Expires Jan 23, 2018

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Beverly Anne Scott (NAME)	New Owner (NAME)	59-15-23
631 Moormans Arm Road (STREET ADDRESS)	(STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Joel Adan Dawson, Anatha LoRes Dawson, Derwin DeMon Dawson, Timotheus Dawson, Robert L. Dawson, Jr., Pamela Dawson, Dawn Yuvette Dawson, Micole Dawson and Lenora Collins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beverly Anne Scott**, 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 the 12th, formerly the 21st Civil District of Davidson County, Tennessee, being the easterly 116 feet of the westerly 126 feet of Lot No. 6 on the plan of ANDERSON ALLEN LAND, as shown by plat of record in Plat Book 421, Page 17, in the Register's Office for Davidson County, Tennessee described according to a survey made by Geo. W. Watkins, Surveyor, dated January 11, 1960, as follows:

Beginning at a point in the south margin of Moorman's Arm Road, said point being an iron pin at the intersection of a 10-foot Lane, running along the west boundary line of Lot No. 6; thence with the margin of said Road, in an easterly direction 116 feet to an iron pin; thence leaving said Road, South 0°45' East 270 feet to an iron pin in a stone wall; thence along the line between Lots Nos. 4, 5, and 6, North 82°30' East 116 feet to an iron pin in the east margin of the 10-foot Lane, above mentioned; thence along the east margin of said Lane, North 0°15' West 254 feet to the beginning, containing .69 of an acre, including but excluding therefrom is a 10-foot easement reserved along the south line of the property for the use of Ingress and Egress to other adjoining property

BEING the same property conveyed to Robert Dawson and wife, Rachel Dawson from Annie F. Martin, by Deed dated November 23, 1987, in Book 7421, Page 895, in the Register's Office for Davidson County, Tennessee. The said Robert Dawson having since died January 18, 2014 leaving the subject property vested in Rachel Dawson as the surviving tenant by the entirety. The said Rachel Dawson having since died intestate January 22, 2014 leaving the subject property vested in Lenora Collins, Robert L. Dawson, Jr., Derwin DeMon Dawson, Dawn Yuvette Dawson, Joel Adan Dawson, Anatha LoRess Dawson, Timotheus Dawson, Pamela Dawson, and Micole Dawson as her heirs at law. See Affidavit of Heirship recorded in Instrument #20150312-0021403, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 421, page 17, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signatures of Joel Adan Dawson, Anatha LoRes Dawson, Derwin Demon Dawson, Timotheus Dawson, Robert L. Dawson, Jr., Pamela Dawson, Dawn Yuvette Dawson, and Micole Dawson is signed by their duly appointed Attorney-in-fact Lenora Collins, pursuant to the Power of Attorney recorded in Book @, page @, said Register's Office.

This is improved property, known as 631 Moormans Arm 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 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 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. Whenever 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 9th day of March, 2015.

JOEL ADAN DAWSON

Joel Adan Dawson

By: Lenora Collins Attorney-in-Fact
Lenora Collins, Attorney-in-Fact

March 09, 2015
Date

ANATHA LORES DAWSON

Anatha Lores Dawson

By: Lenora Collins, Attorney in fact
Lenora Collins, Attorney-in-Fact

March 09, 2015
Date

DERWIN DEMON DAWSON

Derwin Demon Dawson

By: Lenora Collins, Attorney in Fact
Lenora Collins, Attorney-in-Fact

March 09, 2015
Date

TIMOTHEOUS DAWSON

Timotheus Dawson

By: Lenora Collins Attorney in Fact
Lenora Collins, Attorney-in-Fact

March 09, 2015
Date

ROBERT L. DAWSON, JR.

Robert L. Dawson, Jr

By: Lenora Collins, Attorney in fact
Lenora Collins, Attorney-in-Fact

March 09, 2015
Date

PAMELA DAWSON

Pamela Dawson

By: Lenora Collins Attorney in Fact
Lenora Collins, Attorney-in-Fact

March 09, 2015
Date

DAWN YUVETTE DAWSON

Dawn Yuvette Dawson

By: Lenora Collins, Attorney in fact
Lenora Collins, Attorney-in-Fact

March 09, 2015
Date

MICOLE DAWSON

By: Micole Dawson
Lenora Collins, Attorney-in-Fact — Attorney In Fact

March 09, 2015
Date

Lenora Collins
Lenora Collins

March 09, 2015
Date

STATE OF California

COUNTY OF Los Angeles }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Lenora Collins, the bargainor(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 and official seal, this 9th day of March, 2015.

My Commission Expires: January 23, 2018 Andrea C. Morales
Notary Public

ANDREA C. MORALES
Commission # 2054760
Notary Public - California
Los Angeles County
My Comm. Expires Jan 23, 2018

STATE OF California

COUNTY OF Los Angeles }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Lenora Collins, Attorney-in-Fact for Joel Adan Dawson, Anatha LoRes Dawson, Derwin Demon Dawson, Timotheus Dawson, Robert L. Dawson, Jr., Pamela Dawson, Dawn Yuvette Dawson, and Micole Dawson with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9th day of March, 2015.

My Commission Expires: January 23, 2018 Andrea C. Morales
Notary Public

ANDREA C. MORALES
Commission # 2054760
Notary Public - California
Los Angeles County
My Comm. Expires Jan 23, 2018

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066