(1)

BILL GARRETT, Davidson County
Trans:T20150024592 DEEDWARR
Recvd: 04/02/15 15:27 2 pgs
Fees:13.00 Taxes:795.50
20150402-0029097

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF March, 2015.

Notary Public

MY COMMISSION EXPIRES: 9-20-2017

(AFFIX SEAL)

LISA S. GEOGHEGAN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

ZR15-2222

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Dyer	Emily Dyer	
2222 Craigmeade Circle (ADDRESS)	(NAME) 2222 Craigmeade Circle (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	095-06-0-006.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DOREEN H. ABBOTT AND HUSBAND, JAMES L. ABBOTT, JR., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto EMILY DYER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that 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. 14 on the Plan of Craigmeade Subdivision Section I of record in Plat Book 2900, Page 121, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 14 fronts 75 feet on the Southwesterly side of Craigmeade Circle and runs back 557.5 feet on the Northwesterly line, which is a broken line, and 454.8 feet on the Southeasterly line to a broken line measuring 106.6 feet thereon.

Being the same property conveyed to Doreen H. Abbott and husband, James L. Abbott, Jr. by Warranty deed from Mary E. Davis, a widow of record in Instrument No. 20050920-0112752 Register's Office for Davidson County, Tennessee, dated September 19, 2005 and recorded on September 20, 2005.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 2900, Page 121, Book 2245, Page 507, Book 3135, Page 283 and modified in Book 6680, Page 862; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2222 Craigmeade Circle, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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 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 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/our hand(s) this 27th day of March, 2015.

Doreen H. Abbott

James L. Abbott, Jr.

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of March, 2015, before me personally appeared Doreen H. Abbott and husband, James L. Abbott, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of March, 2015.

Notary Public

My Commission Expires:

(SEAL) Notary Public
State of Oklahoma
LUKE GARRISON
KAY COUNTY
COMMISSION #12009208
Comm. Exp. 09-27-2016

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959