| Davidson County DEEDWARR<br>Recvd: 05/12/15 08:35 4 pgs<br>Fees:23.00 Taxes:1850.00<br>20150512-0043197 |
|---|

#32364

| THIS INSTRUMENT PREPARED BY:<br>**Mudter & Patterson**<br>**An Association of Attorneys**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 32364-04-2015** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $500,000.00.<br><br>Stacy L Thomas<br>Affiant<br><br>Subscribed and sworn to before me this 11th day of May, 2015.<br><br>Notary Public<br><br>My Commission Expires:<br><br>KELLY E. COX<br>STATE OF TENNESSEE NOTARY PUBLIC<br>COUNTY OF DAVIDSON<br>My Comm. Expires November 6, 2017 |
|---|---|

# WARRANTY DEED

| **Address New Owner:**<br>Andrew J. Dodd, Laurie N. Dodd<br>4236 Jamesborough Place<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>New owner | **Tax Information:**<br>Map and Parcel No.:<br>131 07 0 A 027 00CO |
|---|---|---|

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Carolyn Camp Hannon, Personal Representative of The Estate of Carolyn Camp Avery**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew J. Dodd and Laurie N. Dodd** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4236 Jamesborough Place, Nashville, TN 37215

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 11th day of May, 2015.

Carolyn Camp Hannon, Personal Representative

Carolyn Camp Hannon,
Personal Representative of The Estate of Carolyn
Camp Avery

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Carolyn Camp Hannon,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of May, 2015.

Notary Public

My Commission Expires:



# EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Jamesborough Place (Formerly Hillsborough Place Phase II & III), as of record in Plat Book 5200, page 160, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Kelley Avery and wife, Carolyn C. Avery, by deed dated December 1, 1992 from Donald C. Dodson and wife, Anne Ambrose Dodson, of record in Book 8818, page 344, Register's Office for Davidson County, Tennessee. J. Kelley Avery died on March 3, 2011 leaving Carolyn C. Avery surviving tenant by the entirety. Carolyn C. Avery died December 30, 2014 leaving a Last Will and Testament that was filed for Probate in Docket No. 15P63, Office of the Davidson County Probate Court Clerk. In accordance with the terms of the Will, Carolyn Camp Avery directed her Personal Representative to administer and distribute the real property as part of her Probate Estate. Letters Testamentary were issued to Carolyn Camp Hannon. Carolyn C. Avery and Carolyn Camp Avery are one and the same person.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Amended and Restated Declaration of Covenants, Conditions and Restrictions for Jamesborough Place (Formerly Hillsborough Place) of record in Instrument No. 20150203-0010005, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).
4. All matters appearing on the Plan of record as Book 5200, page 160, Register's Office for Davidson County, Tennessee.
5. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4122, page 331, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

