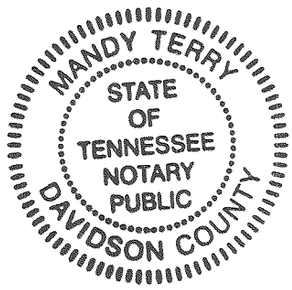
Davidson County DEEDWARR
Recvd: 08/05/15 08:37 3 pgs
Fees:18.00 Taxes:1871.83
20150805-0077620



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $505,900.00. Ashley Reiss
Affiant

Subscribed and sworn to before me, this the 30th day of July, 2015. Mandy Terry
Notary Public

My commission expires: 3-10-19

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Elizabeth J. Ward	**Avenue Bank**	**083-05-0-388.00**
1412 Eastland Avenue	**3823 Cleghorn Avenue**	
Nashville, TN 37206	**Nashville, TN 37215**	

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

James Lennon and Tori Shockley Lennon, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Elizabeth J. Ward, an unmarried woman and Ryan F. Dorr, an unmarried man, as Joint Tenants with the rights of survivorship.

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 75.0 feet on the Easterly 175.0 feet on the North 170.0 feet of Lot No. 8 on the Map of C.F. Ordway's Home Place of record in Book 57, Page 88, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 8 fronts 75.0 feet on the Southerly side of Eastland Avenue and runs back between parallel line 170.0 feet to an alley in the rear.

Being the same property conveyed to James Lennon, unmarried and Tori Shockley, unmarried, as joint tenants with right of survivorship by Warranty deed from William C. Patterson and spouse, Jennifer L. Patterson of record in Instrument No. 20091118-0106172 Register's Office for Davidson County, Tennessee, dated November 11, 2009 and recorded on November 18, 2009.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1412 Eastland Avenue, Nashville, TN 37206.

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 HANDS EFFECTIVE AS OF July 30, 2015:

James Lennon

Tori Shockley Lennon

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, James Lennon and Tori Shockley Lennon, the within named Grantor(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, at office, this the 30th day of July, 2015.

My Commission Expires: 6-26-16

Notary Public

20151364R

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, 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 Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley 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: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY