WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150065655 DEEDWARR
Recvd: 08/07/15 11:06 2 pgs
Fees:13.00 Taxes:795.50
20150807-0078871

R-VRES-15-2107

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 THE 31st DAY OF JULY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/8/16

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anna B. West and Zachary Barnes	new owner	
(NAME)	(NAME)	**073-01-0-150.00**
2107 Avalon Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/we **STACY R. DALLAS, A SINGLE WOMAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANNA B. WEST, UNMARRIED, AND ZACHARY BARNES, UNMARRIED, AND, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** 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. 25 on the Plan of Highland View of record in Plat Book 1424, Page 39, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stacy R. Dallas, a single woman by Warranty deed from Misty J. Fuqua Buckner, a single woman of record in Instrument No. 20030709-0094593 Register's Office for Davidson County, Tennessee, dated July 03, 2003 and recorded on July 09, 2003.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent.
- All matters shown on the Plan of record in Plat Book 1424, Page 39, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 1558, Page 354, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2107 Avalon Drive, Nashville, Tennessee 37216**.

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 the 31st DAY OF JULY, 2015.

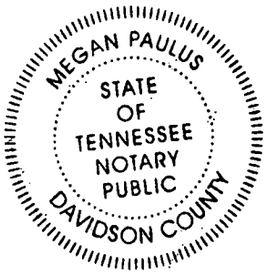
Stacy R. Dallas by John Gleaves as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of STACY R. DALLAS, and who acknowledged he/she/they executed the same as the free act and deed of the said STACY R. DALLAS.

Witness my hand and official seal, this the 31st of July, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212