BILL GARRETT, Davidson County
Trans:T20150076950 DEEDWARR
Recvd: 09/10/15 09:58 2 pgs
Fees:13.00 Taxes:666.00
20150910-0091855

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156360

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of September, 2015.

NOTARY PUBLIC

My commission expires: 7-30-17

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

THIS INSTRUMENT PREPARED BY: Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027		
ADDRESS NEW OWNER: Adrianus J. Zeeuw and Carolyn E. Vick 916 Kalvesta Court Antioch, TN 37013	SEND TAX BILLS TO: Same address as new owner	MAP-PARCEL NUMBERS 150-03-0 405.00

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Thousand and 00/100 Dollars ($180,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **STEPHEN L. DORAN AND WIFE, PAMELA PAYNE DORAN**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ADRIANUS J. ZEEUW AND WIFE, CAROLYN E. VICK**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

A 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. 365 on the Plan of "The Country", Section S, Revised, of record in Book 6250, Pages 912 and 913, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed to Stephen L. Doran and wife, Sheree C. Doran by Deed dated August 25, 1986 and recorded on that same day, of record in Book 6959, Page 916, in the Register's Office of Davidson County, Tennessee. Stephen L. Doran and Sheree C. Doran having since divorced, property vesting in Stephen Lee Doran according to Final Decree and Property Settlement Agreement of record in Book 8794, Page 591, said Register's Office. THEREAFTER, being the same property conveyed to Stephen L. Doran and Pamela Payne Doran, husband and wife, by Quit Claim Deed dated March 11, 2013 and recorded on March 18, 2013, of record in Instrument No. 20130318-0026491, in the Office aforesaid.

The address of the herein described property is believed to be 916 Kalvesta Court,

Antioch, TN 37013, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 4th day of September, 2015.

STEPHEN L. DORAN

PAMELA PAYNE DORAN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Stephen L. Doran and Pamela Payne Doran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 4th day of September, 2015.

Notary Public

Sarah Simmons
Printed Notary Name

My commission expires: 5/8/2018

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY