WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150084139 DEEDWARR
Recvd: 10/02/15 12:58 4 pgs
Fees:23.00 Taxes:1010.10

20151002-0100549

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2015

Notary Public:

MY COMMISSION EXPIRES: 5-2-16
(AFFIX SEAL)

Angela K. Robertson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBER:
Stacy Dorn	Same	Parcel ID:
7614 Leveson Way		173090A02200CO
Nashville, TN 37211		

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Rose Hardin, Robbie Powell, James Bridges, Vera Bridges, Marla Roach, James Anthony Bridges, Shirley Wolfe, Vance A. Bridges, Devisees under the Will of Juanita Bridges Greene

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Stacy Dorn

hereinafter called the GRANTEES, 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 Lot No. 56 on the Plan of Lenox Village, Section One, as of record in Instrument 20020319-0033866, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Juanita B. Greene, an unmarried woman, by deed from Fallon Homes, LLC, of record in Instrument 20031030-0159730, said Register's Office. See also Quitclaim Deed from Juanita B. Greene, unmarried, as to a 95% undivided interest, and William E. Greene, as to a 5% undivided interest, as joint tenants with right of survivorship, of record in Instrument 20110201-0008767, said Register's Office. The said William E. Greene died January 26, 2013, and title vested in Juanita B. Greene, as surviving tenant. The said Juanita B. Greene (aka Juanita Bridges Greene) died testate on July 25, 2014, and her spouse, Clarence Hardin Greene having predeceased her on July 8, 1969. See also Probate File No. 14P1821, Probate Court for Davidson County, Tennessee. The Will devised the property to four (4) Devisees, Rose Hardin, Robbie Powell, James Bridges, and Fay Bridges. Hulen Fay Bridges aka Faye Bridges died intestate on March 18, 2015, leaving as Sole Heirs the Grantors herein. See also Affidavits of Heirship of record in Instrument 20151002-0100547, and Instrument 20151002-0100548, said Register's Office.

This conveyance is subject to Restrictions and By-Laws of record in Instrument 20020315-0032826; Instrument 20021226-0158458; Instrument 20031212-0178492; Instrument 20040526-0062220; Instrument 20050119-0006853; Instrument 20050113-0005133; Instrument 20050324-0032209; Instrument 20050815-0096405; Instrument 20060120-0007914; Instrument 20060221-0020352; Instrument 20060309-0027423; Instrument 20060321-0032383; Instrument 20060622-0074677; Instrument 20070103-0001284; Instrument 20070830-0104306; Instrument 20080326-0030439; Instrument 20080326-0030449; Instrument 20080403-0033974; Instrument 20020315-0032825; Instrument 20021226-0158459; Instrument 20040526-0062221, Instrument 20060120-0007913; Instrument 20060321-0032383; and Instrument 20060321-0032382, said Register's Office.

This conveyance is made subject to: (1) 2015 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20020319-0033866, said Register's Office; (3) Sign Easement of record in Instrument 20010103-0000902 and Instrument 20010822-0090889, Register's Office for said County; (4) Storm Water Detention Agreement of record in Book 7361, Page 230; Instrument 20020408-0042676; and Instrument 20051213-0149579, Register's Office for said County; (5) Storm Drainage Agreement in Instrument 20020722-0087469, said Register's Office; (6) Sewer & Drainage Easement of record in Book 7361, Page 230; Book 7985, Page 449; Instrument 20010918-0100849; Instrument 20010918-0100851; Instrument 20011106-0121932; and Instrument 20011129-0130322, said Register's Office; (7) Sewer Easement in Instrument 20010918-0100850 and Instrument 20010918-0100852, said Register's Office; (8) Water Main Easement in Instrument 20011112-0123853, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 7614 Leveson Way, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 29th day of September, 2015.

Rose Hardin

Rose Hardin

Robbie Powell

Robbie Powell

James Bridges

James Bridges

Vera Bridges

Vera Bridges

Marla Roach

Marla Roach

James Anthony Bridges

James Anthony Bridges

Shirley Wolfe

Shirley Wolfe

Vance A. Bridges

Vance A. Bridges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rose Hardin and Robbie Rowell 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 and official seal at Nashville, Tennessee, this 30th day of September, 2015.

My Commission Expires: 8/23/16

Patricia Nicholls

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Decatur

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Bridges 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 and official seal at Parsons, Tennessee, this 29th day of September, 2015.

My Commission Expires: 10-31-18

Cheryl Wood
Notary Public

CHERYL WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DECATUR

STATE OF Tennessee
COUNTY OF Decatur

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vera Bridges 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 and official seal at Parsons, Tennessee, this 29th day of September, 2015.

My Commission Expires: 10-31-18

Cheryl Wood
Notary Public

CHERYL WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DECATUR

STATE OF Tennessee
COUNTY OF Decatur

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marla Roach 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 and official seal at Parsons, Tennessee, this 29th day of September, 2015.

My Commission Expires: 10-31-18

Cheryl Wood
Notary Public

CHERYL WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DECATUR

STATE OF Tennessee
COUNTY OF Decatur

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James Anthony Bridges 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 and official seal at Parsons, Tennessee, this 29th day of September, 2015.

My Commission Expires: 10-31-2018

Cheryl Wood
Notary Public

CHERYL WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DECATUR

STATE OF Tennessee
COUNTY OF Decatur

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Wolfe 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 and official seal at Parsons, Tennessee, this 29th day of September, 2015.

My Commission Expires: 10-31-18

Cheryl Wood
Notary Public

CHERYL WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DECATUR

STATE OF Tennessee
COUNTY OF Decatur

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vance A. Bridges 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 and official seal at Parsons, Tennessee, this 29th day of September, 2015.

My Commission Expires: 10-31-18

Cheryl Wood
Notary Public

CHERYL WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DECATUR