WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150095809 DEEDWARR
Recvd: 11/10/15 12:47 2 pgs
Fees:13.00 Taxes:625.30
20151110-0114409

G-VRES-15-02905

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,000.00.

Elizabeth Gammans
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-6-18
(AFFIX SEAL)

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE 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)
Elizabeth Gammans	new owner	
(NAME)	(NAME)	**084-08-051.00**
2905 Fernbrook Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214-1621		
(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 **DORIS E. MCPHERSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELIZABETH GAMMANS, AN UNMARRIED,** 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. 213 on the Plan of Section Seven, Lincoya Hills, of record in Plat Book 2331, Page 119, 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 Wallace R. McPherson and wife, Doris E. McPherson by Warranty Deed from Arthur Thomas Hoffman, of record in Book 5360, Page 462, Register's Office for Davidson County, Tennessee, dated November 04, 1978 and recorded on November 06, 1978. The said Wallace R. McPherson having since died on April 21, 2015 leaving the property to Doris E. McPherson as tenant by the entirety. The said Doris E. McPherson is one of the same as Nelda D. McPherson.

This conveyance is subject to:
- Taxes for the year 2016.
- Plan of record in Plat Book 2331, Page 119, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2540, Page 55, 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: **2905 Fernbrook Lane , Nashville, Tennessee 37214-1621**.

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 6th DAY OF NOVEMBER, 2015.

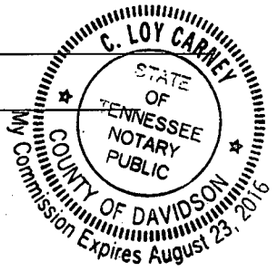
Doris E. McPherson by Corrinne Lane, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Corrinne Lane, 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 DORIS E. MCPHERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said DORIS E. MCPHERSON.

Witness my hand and official seal, this the 6th of November, 2015.

Notary Public
My Commission Expires:
(SEAL)



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