WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150105692 DEEDWARR
Recvd: 12/15/15 10:19 2 pgs
Fees:13.00 Taxes:555.00
20151215-0125884

G-VRES-15-348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

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)
Mark Dorris	**New Owner**	
(NAME)	(NAME)	**105-16-0-212.00**
363 Woodycrest Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 **GLEN OLVER, A SINGLE PERSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MARK DORRIS, MARRIED,** 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 125, SECTION 2, WOODYCREST, as shown on plat of record in Plat Book 1835, Page 56, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Joan Moore to Glen Olver as recorded on the 23rd day of September, 2009 in Instrument No. 20090923-0088636; Quitclaim Deed from Glen Olver and Joan Moore to Glen Olver and Joan M. Moore as recorded on the 11th day of June, 2008 in Instrument No. 20080611-0060372; Quitclaim Deed from Glen Olver and Joan Moore to Glen Olver and Joan M. Moore as recorded on the 11th day of June, 2008 in Instrument No. 20080611-0060371; Quitclaim Deed from Glen Olver and Joan M. Moore to Glen Olver and Joan M. Moore as recorded on the 21st day of December, 2006 in Instrument No. 20061221-0157309; Quitclaim Deed from Glen Olver and Joan M. Moore to Glen Olver and Joan M. Moore as recorded on the 20th day of December, 2005 in Instrument No. 20051220-0152647; Quitclaim Deed from Glen Olver and Joan M. Moore to Glen Olver and Joan M. Moore as recorded on the 26th day of January, 2005 in Instrument No. 20050126-0009742; Quitclaim Deed from Glen Olver and Joan M. Moore to Glen Olver and Joan M. Moore as recorded on the 22nd day of December, 2003 in Instrument No. 20031222-0182025 and Warranty Deed from Betty A. Ryals, A Widow to Glen A. Olver and Joan M. Moore as recorded on the 8th day of July, 2002 in Instrument No. 20020708-0081932, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 2, WOODYCREST, as recorded in Plat Book 1835, Page(s) 56.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1973, Page 126.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **348 Woodycrest Avenue, Nashville, Tennessee 37210**.

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 14th DAY OF DECEMBER, 2015.

Glen Olver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLEN OLVER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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