Record & Return

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/08/16 10:19 2 pgs
Fees:13.00 Taxes:851.00
20160708-0069980

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of June, 2016

Notary Public:

MY COMMISSION EXPIRES:
(AFFIX SEAL)

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES SEP 2019

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 NUMBERS:
Daniel K Dawson		Parcel ID:
2433 Ridgeland Drive	Owner at owner's	07312003700
Nashville, TN 37214	address	

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

William Skinner, M.D. and Frances L. Skinner, Trustees for the benefit of William Skinner, M.D. and Frances L. Skinner, tenants in common under the terms of The William Skinner, M.D. and Frances L. Skinner Revocable Living Trust

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Daniel K Dawson and April. M. Dawson, husband and wife
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:

Being Lot No. 227 on the Plan of Section Two, Sunset View, of record in Book 2663, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No. 227 fronts 94 feet on the south side of Ridgeland Drive and runs back between lines, 214.95 feet on the west line and 245.6 feet on the east line to a dead line in the rear on which it measures 129.67 feet.

BEING the same property conveyed to William Skinner, M.D. and Frances L. Skinner, Trustees for the benefit of William Skinner, M.D. and Frances L. Skinner, tenants in common under the terms of The William Skinner, M.D. and Frances L. Skinner Revocable Living Trust by Quitclaim Deed from William Skinner, M.D. and wife, Frances L. Skinner, of record in Instrument 20010108-0002249, dated September 12, 2000, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2492, Page 631 and Book 2752, Page 594, Register's Office for said County.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2663, Page 52, 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 2433 Ridgeland Drive, Nashville, TN 37214

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 1st day of ~~June~~ July, 2016.

The William Skinner, M.D. and Frances L.
Skinner Revocable Living Trust
By:

William Skinner M.D.
William Skinner, M.D., Trustee

Frances O Skinner
Frances L. Skinner, Trustee

STATE OF KENTUCKY
COUNTY OF McCracken

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Skinner, M.D. and Frances L. Skinner, Trustees for the benefit of William Skinner, M.D. and Frances L. Skinner, tenants in common under the terms of The William Skinner, M.D. and Frances L. Skinner Revocable Living Trust, 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 this 1st day of ~~June~~ July, 2016.

My Commission Expires: _____

Notary Public

JOHN C FOSTER
Notary Public - State At Large
My Commission Expires
December 18, 2019

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019