WARRANTY DEED

Bill Garrett Davidson County
Batch# 111667 DEEDWARR
07/02/2018 12:12:30 PM 2 pgs
Fees: $13.00 Taxes: $466.20

20180702-0063875

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$126,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th DAY OF June, 2018.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 2-25-19
| (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 142
Carlos A. Dotson	Republic State Mortgage	GROUP 14 0C
725 McPherson Drive	2715 Bissonnet St, Suite 102	PARCEL 029.00
Nashville, Tennessee 37221	Houston, Texas 77005	

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,

Carolyn Lampley, a married woman

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Carlos A. Dotson, and Michelle N. Dotson, husband and wife, as joint tenants with rights of survivorship

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, Unit No. 10B, on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declarations of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20060601-0064701, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Carolyn Lampley, a single woman by deed from Lewis Lampley and wife Carolyn Lampley dated October 20, 2011 and recorded in Instrument No. 20111020-0081833 said Register's Office.

This being investment property only, having never been the personal residence of the grantor at anytime, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **725 McPherson Drive, Nashville, Tennessee 37221**.

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 my hand and official seal at office this 26th day of June, 2018.

Carolyn Lampley

Carolyn Lampley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Carolyn Lampley, with whom I am personally acquainted, (or who 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, at office, this 26th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027