and

WARRANTY DEED

Bill Garrett Davidson County
Batch# 111679 DEEDWARR
07/02/2018 12:24:34 PM 2 pgs
Fees: $13.00 Taxes: $466.20

20180702-0063896

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$126,000.00

MD

Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th 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
Michelle N. Dotson	2715 Bissonnet St, Suite 102	GROUP 14 0C
727 McPherson Drive	Houston, Texas 77005	PARCEL 028.00
Nashville, Tennessee 37221		

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,

Lewis Lampley, a married man

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

Michelle N. Dotson and Carlos A. Dotson, wife and husband as tenants in common 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. 10A, on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration 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 Lewis Lampley deed from Lewis Lampley, and wife, Carolyn Lampley, of record in Instrument No. 201110200081834, Register's Office for said County, dated October 20, 2011, and Recorded on October 20, 2011.

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 **727 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 29th day of June, 2018.

Lewis Lampley

Lewis Lampley

By: Neal Lampley, as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Lewis 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 29th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

STATE OF Tennessee
COUNTY OF Davidson

On this 29th, day of June, 2018, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Neal Lampley, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Lewis Lampley, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Lewis Lampley.

Power of Attorney recorded in Instrument No. _____ in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 29th day of June, 2018.

My Commission Expires: 02/25/19

NOTARY PUBLIC James C Smith

JAMES C SMITH
STATE
OF
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY

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