FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **224,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **11/16/2018** Notary Public MY COMMISSION EXPIRES: 07/06/20 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

This Instrument Prepared By and Return To:

FOR SALE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #18-2022

Karen Y Johnson Davidson County
Batch# 164449 **DEEDWARR**
11/21/2018 12:54:16 PM 2 pgs
Fees: $13.00 Taxes: $828.80

20181121-0114707

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth MK Sullivan	new owner	**094-01-0-252**
(NAME) **1308 Lenore Street**	(NAME)	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Lauren L. Shipman n.k.a Lauren L. Dorrance and husband David George Dorrance,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elizabeth MK Sullivan, a single woman** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Lot No. 67 on a Revision of a Part of Section One, Revised, Shelby Heights Subdivision of record in Plat Book 2854, Page 69, in the Register's Office for Davidson County, Tennessee. Said Lot No. 67 begins at a point in the Southerly margin of Lenore Street, the common front corner of Lots 67 and 68; thence it extends Southwardly 104.3 feet to the common rear corner of Lots 67 and 68; thence Westwardly 71.52 feet to an iron pin in the easterly margin of an alley; thence with said margin Northwardly 92.24 feet to a concrete monument which marks the beginning of a curve with a radius of 15.67 feet: thence with said curve to the North. then to the East 24.02 feet to a concrete monument in the Southerly margin of Lenore Street; thence with said margin, Eastwardly 40.51 feet to the beginning.

Being the same property conveyed to Lauren L. Shipman, a single woman by Deed dated November 20, 2015 from Freeport Investments, LLC, in Instrument Number 20151124-0118952, in the Official Records of Davidson County, Tennessee.

Lauren L. Shipman is now married and is Lauren L. Dorrance, her husband, David George Durrance hereby joins in this conveyence to relinquensh any and all marital or other rights to the property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1308 Lenore Street, Nashville, TN 37206**
(House Number) (Street) (City, State) (Zip)

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), his/her/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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/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.

IN WITNESS WHEREOF, this instrument has been executed on this the **16th** day of **November,2018**.

Lauren L. Shipman n.k.a Lauren L. Dorrance

Lauren L. Shipman n.k.a Lauren L. Dorrance

David George Dorrance

David George Dorrance

STATE OF **TENNESSEE**
COUNTY OF DAVIDSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Lauren L. Shipman n.k.a Lauren L. Dorrance and David George Dorrance** with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **16th** day of **November, 2018.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RVR18-1308