Karen Johnson Davidson County
Batch# 205468 DEEDWARR
03/13/2019 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20190313-0023075

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#Y53-13

ADDRESS NEW OWNER:
John R. Dorris Jr.
4132 Outer Drive
Nashville, TN 37204

SEND TAX BILL TO:
Owner

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

Parcel ID:
132-05-0-151

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Debbie F. Edmondson,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **John R. Dorris Jr. and Sharon H. Dorris, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:
>
> Being Lot No. 13 on the map of Crestwood Acres, as of record in Book 1130, Page 60, Register's Office for said County.
>
> Said lot No. 13 fronts 190 feet on the southerly side of Crestwood Drive and runs back 310.8 feet on the easterly line and 215.5 feet on the westerly line, to a dead line, measuring 188.4 feet thereon.
>
> Being the same property conveyed to G. S. Foust and wife, Lorene Lowe Foust by deed from Melvin V. Andrews, Jr., and wife, Lucille Lannom Andrews dated November 25, 1949 in Record Book 1780, page 523, Register's Office, Davidson County, Tennessee. G.S. Faust predeceased Lorene Lowe Foust, leaving her as surviving tenant by the entirety. Lorene Lowe Foust died October 17, 2010, a resident of Davidson County. Her will was probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Case # 12P1353. The Grantor, Debbie Edmondson, is her devisee, the estate having been closed and fully administered with no Inheritance taxes due either State or Federal. The decedent was not enrolled in TennCare, which has issued its release. Description is the same as previous deed.

This is improved property known as 807 Crestwood Drive, Nashville, TN 37204. Possession is to be given on March 8, 2019.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her 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.

WITNESS our hands this the 8th day of March, 2019.

Debbie F. Edmondson

Debbie F. Edmondson

STATE OF TENNESSEE)
COUNTY OF WILSON)

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

WITNESS my hand and official seal at office this 8th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$740,000.00**.

AFFIANT

Subscribed and sworn to before me on this 8th day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 6-7-22

JOHN M. LEE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
My Commission Expires June 07, 2022

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 1-4-20