WARRANTY DEED

Karen Johnson Davidson County
Batch# 387647 DEEDWARR
04/17/2020 12:08:54 PM 2 pgs
Fees: $13.00 Taxes: $5,254.00

20200417-0040496

CORP.
540

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF April, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adelaide Ness and Matthew Ness	New Owner	
(NAME)	(NAME)	131 08 0 085.00
1007 Tower Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JOHN R. DORRIS JR. AND SHARON H. DORRIS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADELAIDE NESS AND MATTHEW NESS, 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:

Land in Davidson County, Tennessee, being Lot No. 51 on the Map of Glendale Park, Section 1, as of record in Book 1130, Page 45, Register's Office for said County, to which plan reference is hereby made.

Being the same property conveyed to John R. Dorris Jr. and Sharon H. Dorris, husband and wife, by Warranty Deed from Robert W. Anderson, married, of record in Instrument No. 20170616-0060562, in the Register's Office of Davidson County, Tennessee, dated June 14, 2017 and recorded on June 16, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1007 Tower Place, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 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 this 16 day of April, 2020

X _____

JOHN R. DORRIS JR.

X Sharon H. Dorris

SHARON H. DORRIS

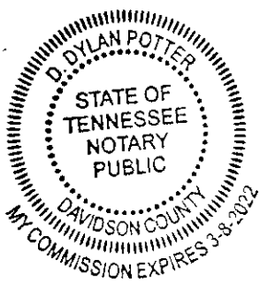
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John R. Dorris Jr. and Sharon H. Dorris, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of April, 2020.

Commission expires:



_____

Notary Public