59765

IDENTIF. ↑ REFERENCE

THIS INSTRUMENT PREPARED BY:
DEAN ROBINSON, ATTORNEY
3125 North Mt. Juliet Road
P. O. Box 425
Mt. Juliet, TN 37122

RECEIVED 8.00
REGISTER
DAVIDSON COUNTY, TN.

ADDRESS NEW OWNER:
Judy Tomlinson
701 Hidden Hill Drive
Hermitage, TN 37066

MORTGAGEE:
Patricia Dotson
660 N. Greenhill Road
Mt. Juliet, TN 37122

SEND TAX BILLS:
New Owner

MAP-PARCEL:
Map 76-5
Parcel 3

BOOK 9374 PAGE 805

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Patricia Dotson, a widow,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Judy Tomlinson,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Being Lot No. 2 on the plan of Hidden Hill, of record in Book 4860, page 43, Register's Office for said County, described as follows:
>
> Beginning on the southeasterly margin of Leesa Ann Lane at the corner of Lots Nos. 1 and 2; thence with the line between said lots southeasterly 160.69 feet; thence with the line between Lots Nos. 2 and 3, northeasterly 163.56 feet to the southerly margin of Hidden Hill Drive; thence with the same northwesterly 61.43 feet to the beginning of a curve; thence around said curve westerly 39.27 feet to the southeasterly margin of Leesa Ann Lane; thence with the same southwesterly 87.66 feet to the beginning.
>
> Being the same property conveyed to Loyd E. Dotson and wife, Patricia Dotson, by deed from Larry R. Blackmore and wife, Sandra Blackmore, as of record in Book 6635, page 390, Register's Office for Davidson County, Tennessee. The said Loyd E. Dotson predeceased Patricia Dotson, leaving her his sole tenant by the entirety.

This is improved property known as 701 Hidden Hill Drive, Hermitage, Tennessee.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, covenants and conditions as shown on the Plan of record in Plat Book 4860, page 43, Register's Office for Davidson County, Tennessee. This conveyance is also made subject to the fact that no title examination has been performed nor abstract prepared, none having been requested, and that this instrument has been prepared from information and documents provided by the parties.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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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 our hands this 31 day of May, 1994.

Patricia Dotson
PATRICIA DOTSON

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patricia Dotson**, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 31st day of May, 1994.

Dean Coleman
NOTARY PUBLIC

My Commission Expires: 10-1-95

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is $69,000.00.

Judy Tonlensin
AFFIANT

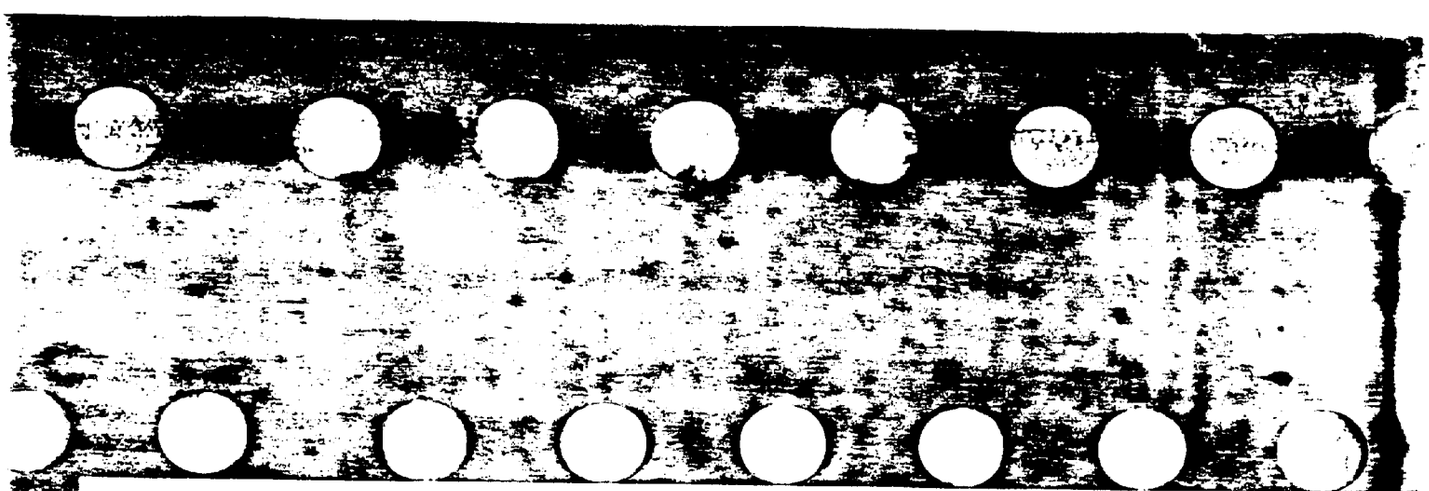
Subscribed and sworn to before me this 31st day of May, 1994.

Dean Coleman
NOTARY PUBLIC

My Commission Expires: 10-1-95

State Tax $222.00
$ .00
Recording Fee $ 8.00
$ 230.00
8412
MJ

Filed for record June 1, 1994
at 1:50 o'clock P M. 455
Recorded in Book 29 Page # 455
Re-recorded in Deed Book 82 Page # 701
in the Register's office of
Wilson County, Tennessee
On this 1st day of June, 1994
Register
By Deputy Register



WHEN REVENUE IS PAID BY CHECK, THIS RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

OFFICIAL RECEIPT

BOOK 9374 PAGE 807 84112

Mrs. Margie Trice
REGISTER OF WILSON COUNTY, TENNESSEE

Lebanon, Tenn., 6-1- 94

RECEIVED OF Deana Robinson

For Deed

	Conveyance Item S (a)	Mortgage Item S (b)
Greater of Consideration or Value	$ 60,000 00	$

From Patricia Dotson

To Judy Tomlinson

Notebook Reference ..... Book ..... Page .....

Cash ☐ Check ☐ BW

..... Deputy.

Recording Fees:

Warranty Deed	$ 800
Trust Deed	$
Certified Copy and Marginal Release	$
U.C.C.	$
Miscellaneous	$

State Tax:

Conveyance—Item S (a)	$ 222.00
Mortgage—Item S (b)	$
Register's Fee	$ 1.00

Other Revenue:

.....	$
TOTAL	$ 23, 00

Margie L. Trice
..... Register.

Ambrose-Nashville