WARRANTY DEED

Return To:
Rudy Title & Escrow
100 Hazel Path, Suite A
Hendersonville, TN
37075

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Christopher A. Church
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 1999.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9-25-2002

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 111 Westwood Place, Suite 304, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Church	GMAC Mortgage Corporation	146-07-07 070.00
(NAME) 620 Barrywood Drive	(NAME)	
(ADDRESS) Nashville, TN 37220	(ADDRESS)	
(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, I, Virginia H. Dobbs, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Chris Church, and wife, Ana Church, 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, and Being Lot No. 95 On the Map of Section One, Revised Crieve Hall Estates, as of record in Book 1835, page 122, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Roy Dobbs and wife, Virginia H. Dobbs, by deed from Crestwood Realty Company, Inc., of record in Book 2284, page 215, Register's Office for Davidson County, Tennessee. The said James Roy Dobbs and wife, Virginia H. Dobbs subsequently divorced, and property was divested out of James Roy Dobbs, and vested soley to Virginia H. Dobbs, according to the Final Decree of Divorce dated November 7, 1977, No. 86531, Davidson County Circuit Court Clerk's Office, and recorded in the Register's Office for Davidson County, Tennessee, in Book 5380, page 468.

The said Virginia H. Dobbs is one and the same person as Virginia Harrison Dobbs.

This conveyance is subject to the following:

1. Year 2000 taxes and subsequent years, but not yet due and payable.
2. The Plan of record in Book 1835, pages 122, 123, and 124, Register's Office for Davidson County, Tennessee.
3. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6335, page 843, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 620 Barrywood Drive, Nashville, TN 37220
(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/our hand(s) this 20th day of October, 1999.

Virginia H. Dobbs

STATE OF TENNESSEE
DAVIDSON COUNTY
REGISTER'S OFFICE

99 OCT 26 PM 10:12

0650384

3880 10/26/99 0101 03CHECK 584.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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On this 20th day of October, 1999, before me, the undersigned Notary in and for said state and county, appeared Virginia H. Dobbs, who proved to me to be the person to acknowledge the aforesaid instrument of her own free act and deed.

Witness my hand and official seal at Nashville, Tennessee.

Notary Public

Commission expires:



OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0650384

REFERENCE

99 OCT 26 AM 10:12

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

			CAMT	
				155000.00
			CON TX	573.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	584.50
			CHECK	584.50
10/26/99	01	10:16	0001	3898

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1531677