WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF OCTOBER, 2000.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey D. Wald	Sunshine Mortgage	149-113-14
(NAME)	(NAME)	
4637 Billingsgate Road	P.O. Box 9274	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37013	Marietta, GA 30065	
(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, William B Dobbins and wife Jeana B Dobbins, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey D. Wald unmarried, 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. 323, Final PUD Plan, Planned Unit Development, Phase III, Piccadilly Square of record in Plat Book 6250, Page 892, 893, and 894, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William B. Dobbins and wife Jeana B. Dobbins, by deed of record in Book 7437, Page 317, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of William B. Dobbins and wife Jeana B. Dobbins by Deena Graham as their Attorney In Fact pursuant to recorded Power of Attorney of record being recorded simultaneously herewith.

unimproved ☐
This is improved ☒ property, known as 4637 Billingsgate Road, Nashville, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 11/01/00 09:15 2pgs
Fees:11.00 Taxes:432.90

20001101-0108200

Witness my/our hand(s) this 27th day of October, 2000.

William B Dobbins his att. in fact

Jeana B Dobbins her att. in fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 27 day of October, 2000, before me personally appeared Deena Graham, the person who executed the foregoing instrument on behalf of William B. Dobbins and wife Jeana B. Dobbins and who acknowledged that she executed the same as the free act and deed of the said William B. Dobbins and wife Jeana B. Dobbins, through Power of Attorney granted her by the said William B. Dobbins and wife Jeana B. Dobbins.

Witness my hand and official seal at Nashville, Tennessee this 27th day of October, 2000.

Commission expires: May 26, 2002

~~Elizabeth E. Triplett~~ Victor Hazelwood

Notary Public