Bal 1

WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$170,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **17TH DAY OF AUGUST, 2001.**

Notary Public

MY COMMISSION EXPIRES: 1-29-05

(AFFIX SEAL)

SHARI A. THOMPSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willie F. Johnson	**PHH Mortgage Services Corporation**	**Map 58-15, Parcel 9**
(NAME) **4116 West Hamilton Road**	(NAME) **6000 Atrium way**	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Mt. Laurel, NJ 08054**	
(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, **Walter H. Dabney and wife, Roberta Dabney**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Willie F. Johnson and wife, Lucy M. Johnson**, 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. 115 on the Plan of Enchanted Hills, Section II, as of record in Book 3700, Page 27, Register's Office for Davidson County, Tennessee.

Said Lot No. 115 fronts 90.00 feet on the northerly margin of West Hamiton Road and runs back between lines, the westerly line being 396.3 feet and the easterly line being 399.7 feet to a line in the rear, measuring 208.71 feet thereon.

Being the same property conveyed to Walter H. Dabney and wife, Roberta Dabney by deed of record in Book 4286, Page 456, 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 Walter H. Dabney and Roberta Dabney by Dwayne L. Bell as their Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20010823.0091395, in the Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 08/23/01 15:25 2pgs
Fees:13.00 Taxes:629.00

20010823-0091396

unimproved ☐

This is improved ☒ property, known as **4116 West Hamilton Road, Nashville, TN 37207**

(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 17th day of August, 2001.

Walter H. Dabney by Dwayne L. Bell
Walter H. Dabney Atty.-in-fact

Roberta Dabney by Dwayne L. Bell
Roberta Dabney Atty.-in-fact

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 Walter H. Dabney and Roberta Dabney the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of August, 2001.

Notary Public

Commission expires:
1-29-05

State of Tennessee
County of Davidson

On this 17th day of August, 2001 before me personally appeared Dwayne L. Bell, the person who executed the foregoing instrument on behalf of Walter H. Dabney and Roberta Dabney, and acknowledged that he executed the same as the free act and deed of the said Walter H. Dabney and Roberta Dabney, through Power of Attorney granted him, by the said Walter H. Dabney and Roberta Dabney.

Notary Public

SHARI A. THOMPSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission Expires:
1-29-05