Book 34

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,900.00

Maurice Dorris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: May 28, 2006.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1821 Old Murfreesboro Pike, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saulo Castillo	Right Mortgage Company	162-03-57
(NAME)	(NAME)	
120 Lindy Murff Court	106-B West Hill Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Lebanon, TN 37087	
(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, Clyde Anthony Dabbs, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Saulo Castillo, 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. 193 on the Plan of Antioch Park, Section 3, of record in Book 4460, Page 25, Register's Office, Davidson County, Tennessee, and described as follows:

BEGINNING at a point in the northerly margin of Lindy Murff Court, common corner of Lots 193 and 194; thence with the line between two lots northwesterly 150.0 feet; thence north 55 deg. 27' east 121.44 feet; thence south 83 deg. 09' east 61.55 feet to the common rear corner of Lots Nos. 193 and 192; thence with the line between said lots southerly 169.8 feet to a point in the northerly margin of Lindy Murff Court; thence with the curve of same westerly 48.00 feet to the point of beginning.

BEING the same property conveyed to Clyde Anthony Dabbs and wife, Sandra K. Dabbs, by Warranty Deed from Nancy Bodycomb of record in Book 4995, Page 627, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Clyde Anthony Dabbs by Quitclaim Deed from Sandra K. Dabbs of record in Book 10812, Page 842, said Register's Office.

Melissa A. Dabbs, wife of Clyde Anthony Dabbs, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including, but but not limited to, marital rights.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 120 Lindy Murff Court, Antioch, 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.

Witness my hand this 30th day of August, 2002.

Clyde Anthony Dabbs

Melissa A. Dabbs

Davidson County DEEDWARR
Recvd: 09/06/02 09:56 2pgs
Fees:13.00 Taxes:365.93
20020906-0108080

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Clyde Anthony Dabbs and wife, Melissa A. Dabbs, 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 at Nashville, Tennessee this 30th day of August, 2002.

Commission expires: May 28, 2006

Patricia D. Cavitt Notary Public

