Dav. Co. File Box 14-A
jtc file no. 16417-2

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13TH DAY OF AUGUST, 2003.

Notary Public

MY COMMISSION EXPIRES: 5/30/07

(AFFIX SEAL)

STEPHEN W. ATKINS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Comm. Expires 5/30/07

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 08/13/03 10:06 2pgs
Fees:13.00 Taxes:358.53

20030813-0115870

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Scott Trevathan	Primary Residential Mortgage, Inc.	119-14-0-39
(NAME) 2905 Dobbs Avenue	(NAME) 4750 West Wiley Post Way	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Salt Lake City, UT 84116	
(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, Ruby K Bernal, a Widow , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO J. Scott Trevathan and David Trevethan, joint tenants with right of survivorship , 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:

Being Lot No. 17 of Block "F" on the plan of Woodbine Court, as of record in Book 1130, page 39, Register's Office for said County, described as follows:

Beginning on the westerly margin of Dobbs Avenue at the corner of Lots Nos. 17 and 18; thence with said Avenue, southwardly 44.2 feet to the beginning of a curve; thence around said curve, southwesterly 79.1 feet to the northerly margin of Collier Avenue; thence with said Avenue, westwardly 99.3 feet; thence northwardly 95 feet to the corner of lots Nos. 17 and 18; thence with the line between said two lots, eastwardly 150 feet to the beginning.

Being the same property conveyed to John K. Bernal, Jr. and wife, Ruby K Bernal by deed from Victor H. Campbell and wife, Eva C. Campbell of record in Deed Book 1878, page 136, Register's Office for said County.

John K. Bernal, Jr. having since been deceased.

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

unimproved ☐
This is improved ☒ property, known as 2905 Dobbs Avenue, Nashville, TN 37211
(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 12th day of August, 2003.

Ruby K Bernal

Ruby K Bernal

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 Ruby K Bernal, a Widow the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this the 12th day of August, 2003.

My Commission Expires:_____

My Commission Expires Jan. 25, 2006

Notary Public

JEFF FARRIS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

File Number23070828

RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027