Davidson County DEEDWARR
Recvd: 10/02/03 11:00 2pgs
Fees:13.00 Taxes:111.00
[redacted]
20031002-0145512

WARRANTY DEED

WILSON COUNTY, TENN. WENDY L. LOCKE NOTARY PUBLIC AT LARGE

RE-RECORD

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 6-9-07

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 11/04/03 09:22 3pgs
Fees:17.00 Taxes:0.00
20031104-0161356

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allison M Dawkins	Allison M Dawkins	Map 60
(NAME)	(NAME)	Parcel 77
815 Old Dickerson Pk.	Same	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN. 37072		
(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,
Charlesetta Buchanan, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
Allison M Dawkins and Wife, Betty S Dawkins, 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:

Lot 1 Final Plat of Re-Subdivision of Lot 2 in the final Plat of PINE RIDGE, as of record in Instrument Number 20030813-0116256, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Charlesetta Buchanan, unmarried by deed from Union Planters Bank of Middle Tennessee of record in Deed Book 9755, page 763, Register's Office for said County.

Easement as shown of record in Deed Book 3984, Page 723, Register's Office for said County.

Plat sets out said property is subject to HOA.

QUITCLAIM DEED TO HOA as shown of record in Deed Book 7892, Page 616; Book 8629, page 907, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 7903, Page 352, Register's Office for said County.

DEED TO METRO as shown of record in Deed Book 8940, Page 344; Book 8940, page 348, Register's Office for said County.

Restrictive Covenants of record in Deed Book 6900, Page 189; Book 7108, page 1, Register's Office of said County.

The seller agrees by the recording of this Warranty Deed it will supercede, abandon, void, and vacate the existing private sanitary sewer service line and easement as recorded in instrument number 20030813-0116256 upon rededication, and relocation of the existing private sanitary sewer service line and easement at the expense of the buyer.

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

unimproved ☒

This is improved ☐ property, known as LOT 2 Pine Ridge Subdivision, 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 1st day of October, 2003.

Charlesetta Buchanan

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Charlesetta Buchanan, unmarried the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 8/15/2003

My Commission Expires: 6-9-07

Notary Public

WILSON COUNTY, TENN. NOTARY PUBLIC AT LARGE WENDY L LOCKE

File Number2305054
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

THIS INSTRUMENT IS BEING RE-RECORDED TO ADD THE PRIVATE SANITARY SEWER SERVICE LINE EASEMENT WHICH WAS NOT INCLUDED IN THE ORIGINAL RECORDING.

GRANTORS AND GRANTEES WISH TO CREATE A PRIVATE SANITARY SEWER SERVICE LINE EASEMENT, TO REPLACE THE EXISTING PRIVATE SANITARY SERVER SERVICE LINE EASEMENT AS SHOWN ON THE PLAT OF RECORD IN INSTRUMENT #20030813-0116256, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID EASEMENT SHALL BE TEN (10) FEET IN WIDTH AND RUN PARALLEL WITH THE 20 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT WHICH RUNS ACROSS THE SOUTHERLY MOST PROPERTY LINE OF LOT 1 CONVEYED HEREIN AND SHOWN ON THE PLAT REFERENCED ABOVE. SAID EASEMENT SHALL CREATE A TOTAL OF 30 FOOT EASEMENT (20 FOO PUBLIC UTILITY AND DRAINAGE EASMENT AND 10 FEOOT PRIVATE SANITARY SEWER LINE EASMENT) ALONG THE SOUTHERLY MOST PROPERTY LINE. IT IS THE INTENTION OF GRANTORS AND GRANTEES TO DEDICATE THIS AS THE RELOCATION OF SAID EASEMENT.

Nov. 8, 2005 3:49PM TENNESSEE TITLE & TRUST, INC. No.5428 P. 1