20334

Book 36

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of September, 2004.

Notary Public: Devon J. Sutherland

My Commission Expires: 12/27/04

NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

Davidson County DEEDWARR
Recvd: 09/13/04 15:07 2pgs
Fees:13.00 Taxes:425.50
20040913-0110344

WARRANTY DEED

Name and Address of New Owner:
Jackie R. Dobbs
807 Beazer Lane
Antioch, TN 37013

Send Tax Bills To:
Jackie R. Dobbs
807 Beazer Lane
Antioch, TN 37013

Map/Parcel Number:
163-11-O-C-61-CO

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Jane Katherine Holston, unmarried and Mary Katheryn Brady, unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jackie R. Dobbs**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 61 on the Plan of Revised Bell Forge Village III, Section Five, as of record in Book 6900, Page 632 and as amended in Book 7524, Page 552, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Jane Katherine Holston and Mary Katheryn Brady, both unmarried by Warranty Deed from Randall Phillips Builders, Inc., a Tennessee Corporation, dated June 30, 1988, recorded July 5, 1988, in Book 7590, Page 312, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines that appear on the plat of record in Plat Book 6900, Page 632, Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement Easement of Record in Book 6531, Page 321, Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Common Area to Homeowners Association of Record in Book 6040, Page 534, Book 7224, Page 177, Book 7552, Page 83, Book 7552, Page 697, and Book 7461, Page 565, Register's Office for Davidson County, Tennessee.

Agreement of Record in Book 7224, Page 195, Register's Office for Davidson County, Tennessee.

Quitclaim Deed of Record in Book 7224, Page 241, Register's Office for Davidson County, Tennessee.

Easement of Record in Book 7224, Page 246, Register's Office for Davidson County, Tennessee.

Charter for Homeowners Association of Record in Book 7483, Page 989, and as amended in Book 7491, Page 883, Book 8154, Page 962, and Book 6887, Page 495, Register's Office for Davidson County, Tennessee.

This proprety is a part of a Planned Unit Development.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Restrictive Covenants of record in Record Book 6040, Page 538, Book 6350, Page 858, Book 6651, Page 207, Book 7224, Page 209, Book 7461, Page 530, Book 7464, Page 967, Book 7508, Page 659, Instrument Number 20010627-0068129, and Instrument Number 20010627-0068130, Register's Office of Davidson County, Tennessee.

By Laws of record in Record Book 6040, Page 576 and Book 6306, Page 644, Register's Office of Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as **807 Beazer Lane, Antioch, TN 37013**

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 9th day of September, 2004

Jane Katherine Holston

Mary Katheryn Brady

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 Jane Katherine Holston and Mary Katheryn Brady, 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, this 9th day of September, 2004.

Commission Expires: 12/27/04

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND NOTARY PUBLIC AT LARGE PUTNAM CO. TENN.

This Instrument Prepared By:

Highland Title, LLC.
394 West Main Street, Suite B-14
Hendersonville, Tn 37075