WARRANTY DEED

Return to:
Morrison Title, Inc.
2702 Greystone Rd.
Nashville, TN 37204
(615) 292-8950

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $297,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30TH DAY OF DECEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

My Commission Expires MAR. 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Morrison Title, Inc., 2707 Greystone Road, Nashville, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Faron Stout	Faron Stout	172-060A
(NAME) 6080 Frontier Lane	(NAME) 6080 Frontier Lane	010.00
(ADDRESS) Nashville, TN 37211	(ADDRESS) Nashville, TN 37211	
(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, Trent M. Dawson and wife, Julia Lambert-Dawson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Faron Stout and Larisa Bowden, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 6080 Frontier Lane, 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 our hands this 30th day of December, 2004.

Trent M. Dawson

Julia Lambert-Dawson

STATE OF
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TRENT & JULIA DAWSON, the bargainor(s), 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.

Commission expires: MARCH 22, 2008

Notary Public

Davidson County DEEDWARR
Recvd: 01/05/05 11:10 2 pgs
Fees:13.00 Taxes:1098.90
20050105-0001803

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Mountain View, Section 1, Revision One, of record in Book 9700, Pages 562 and 563, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Trent M. Dawson and wife, Julia Lambert-Dawson, by deed from Jonathan Benjamin Roberts and wife, Lori G. Roberts, executed on 7/23/01 and filed for record on 12/4/01 in Instrument No. 20011204-0133283, Register's Office for Davidson County, Tennessee.