SIDWELL & BARRETT, P.C.
121 1st South, Suite 200
Franklin, TN 37064

File No. 250600196

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: 11/2/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacqueline E. Walker	Countrywide Home Loans, Inc.	14813017200
(NAME)	(NAME)	
351 Gillette Rd.	3011 Armory Drive, Suite 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, Tennessee 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Ronnie Dodson and wife, Kristy J. Dodson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jacqueline E. Walker and Robert C. Menish, HEREINAFTER CALLED THE GRANTEE(S), 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. 100, on the Plan of Fairlane Park, as of record in Book 2331, Page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ronnie Dodson and wife, Kristy J. Dodson by Warranty Deed from Kevin L. Totty and wife, Terri F. Totty, of record in Book 8935, Page 734, Register's Office for Davidson County, Tennessee, dated April 30, 1993.

Taxes for the year 2005, and subsequent years, a lien not yet due and payable.

Subject to all matters as set forth per Plat Book 2331, Page 108, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 351 Gillette Rd., 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 24th day of June, 2005.

Davidson County DEEDWARR
Recvd: 06/27/05 14:52 2 pg
Fees:13.00 Taxes:381.84
20050627-0073722

Ronald Dodson

Kristy J. Dodson

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Ronnie Dodson and Kristy J. Dodson, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 6/24/2005.

Witness my hand at office this 24th day of June, 2005.

Commission expires: 11-22-05

Notary Public

File Number: 250600196

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

DONALD R. BARRETT JR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY