WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$200,000.00**

+Nina N. Mitsky
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~30TH~~ 1st DAY OF ~~NOVEMBER~~ December, 2005.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nina N. Mitsky	Home Loan Center, Inc. d/b/a Lending Tree Loans	142-16-D-8CO
(NAME)	(NAME)	
2505 Devon Valley Drive	163 Technology Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Irvine, CA 92618	
(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, **Robert Michael DuBois and wife, Nancy DuBois**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nina N. Mitsky and husband, Val P. Mitsky**, 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:

LAND in Davidson County, Tennessee, being Lot No. 37 on the plan of Devon Valley, Phase I, of record in Book 7900, page 458, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description dated December 12, 2001.

BEING the same property conveyed to Robert Michael DuBois and wife, Nancy DuBois by deed from William Bradley Cash and wife, Jennifer Cash of record in Instrument No. 20011217-0138809, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all easements and restrictions of record and property taxes for the current year.

unimproved ☐
This is improved ☒ property, known as **2505 Devon Valley Drive, Nashville, TN 37221**
(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~~ 1st day of ~~November~~ December, 2005.

Nancy DuBois

Robert Michael DuBois

Davidson County DEEDWARR
Recvd: 12/20/05 09:37 2 pgs
Fees:13.00 Taxes:740.00
20051220-0152341

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 Robert Michael DuBois and wife, Nancy DuBois, the bargainors, 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 ~~30th~~ 1st day of ~~November~~ December, 2005.

Commission expires:

Shannon Philbin Notary Public

