File No. 260701275

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/06 09:10 2 pgs
Fees:13.00 Taxes:488.40

20060804-0095342

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES: 5/3/2010.

(AFFIX SEAL)

DELAINA D. SCOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly Green	Kimberly Green	86-2-48.00
(NAME) 218 Juarez Drive	(NAME) Same	
(ADDRESS) Hermitage, TN 37076	(ADDRESS)	
(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,

Jerry L. Dougherty and Lois Dougherty, husband and wife,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kimberly Green, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 76 on the Plan of Dodson Heights, as shown by plat of record in Plat Book 2900, Page 113, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Jerry L. Dougherty and Lois Dougherty, husband and wife by deed from Leonard Myll Whittenburg and Wife Patsy P. Whittenburg of record in Deed Book 3642, page 93, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Deed Book 2900, page 113, Register's Office for said County.

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

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 218 Juarez Drive, Hermitage, TN 37076
(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), HER 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), HER 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 hands this 31st day of July, 2006.

Jerry L. Dougherty

Lois Dougherty

STATE OF ARKANSAS

COUNTY OF Garland

KATHY JACOBSEN
Garland County
My Commission Expires
August 3, 2015

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Jerry L. Dougherty and Lois Dougherty, husband and wife the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2006.

Commission expires: 8-03-2015

Notary Public

File Number: 260701275

RETURN TO:

Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122