File No. 60589

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $436,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: February 3, 2008
(AFFIX SEAL)

CHRISTIE B. COATH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Hallmark Title Company
331 West Drive, White House, Tennessee

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda Ivey	Countrywide Home Loans, Inc.	86-4A-8 co
(NAME)	(NAME)	
4321 Oakcrest Lane	7105 Corporate Drive	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Plano, TX 75024	
(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, Daniel J. Dotson and wife, Linda S. Dotson, as tenants by the entirety, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda Ivey, an unmarried person 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. 73 on the Plan of Oakcrest, Phase 1-B, of record in Book 6900, Page 385, in the Register's Office for Davidson County, Tennessee.

SAID Lot No. 73 fronts 80.00 feet on the Northerly margin of Oakcrest Lane and extends back 120.00 feet between parallel lines to a dead line in the rear measuring 80.00 feet thereon.

BEING the same property conveyed to Daniel J. Dotson and wife, Linda S. Dotson, as tenants by the entirety by deed from S B & M G Corporation d/b/a S. B. & M. G. Corp., a Tennessee corporation dated October 25, 1988 and filed for record on October 27, 1988 in Book 7687, Page 884, in the Register's Office for Davidson County, Tennessee.

Subject to the plan of record in Plat Book 6900, page 385, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 7308, page 874 and Book 8277, Page 830, said Register's Office.

Articles of Incorporation of record in Book 7662, Page 385, said Register's Office.

Charter of record in Book 7589, Page 20, said Register's Office.

Open-Space Deeds of record in Book 7665, Page 798, said Register's Office.

unimproved ☐

This is improved ■ property, known as 4321 Oakcrest Lane, 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 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 4th day of August, 2006.

Daniel J. Dotson

Linda S. Dotson

Davidson County DEEDWARR
Recvd: 08/14/06 11:17 2 pgs
Fees:13.00 Taxes:688.20

20060814-0099767

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

File No. 60589
STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel J. Dotson and wife, Linda S. Dotson, as tenants by the entirety, 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 this. August 1, 2006

Commission expires: 7-31-09

Christine R. Weeden
Notary Public

