WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/24/06 14:00 3 pgs
Fees:18.00 Taxes:777.00

20060824-0104658

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $210,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF AUGUST, 2006.

Notary Public

MY COMMISSION EXPIRES: 10/26/08
(AFFIX SEAL)

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Blvd., Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Wendell Ethridge, Trustee	Thomas Wendell Ethridge, Trustee	Map 53-12
(NAME) 3402 Old Hickory Boulevard	(NAME) 3402 Old Hickory Blvd.	
(ADDRESS) ~~Nashville, TN~~ Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	Parcel 203
(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, **Mary Ann Williams, Nancy F. Dodd, Beverly A. Jackson- Dodd, David Dodd, and Byron Dodd**, Heirs to Estate of Maranda H. Dodd, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Wendell Ethridge, Trustee**, with the power to sell, transfer and convey without the joinder of any beneficiary, 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:

Being the easterly 100 feet of the westerly 200 feet of Lot No. 22 of Section No. 2 on the Plan of Life and Casualty Company's Subdivision of Dabbs and Elliott's property, known as Dupontonia, as shown of record in Plat Book 843, Page 56, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 100 feet on the northeasterly side of Old Hickory Boulevard and runs back between parallel lines 525 feet to a dead line.

Being the same property conveyed to David F. Dodd Jr., and wife Maranda H. Dodd by Deed from Robert A. Parker and wife, Ida F. Parker, filed for record 4/13/51 in Record Book 1970, Page 202, Register's Office for Davidson County, Tennessee, with LESS and EXCEPT described in Deed in Record Book 4968, Page 923, Register's Office for Davidson County, Tennessee, and being further conveyed to Mary Ann Williams, Nancy F. Dodd, Beverly A. Jackson-Dodd, David Dodd and Byron Dodd by Affidavit of Heirship filed for record as Instrument No. 20060824 0104657, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Plat Book 843, Page 56, Register's Office of Davidson County, Tennessee.

Subject to an easement in favor of South Central Bell as shown of record in Book 5430, Page 454, Register's Office of Davidson County, Tennessee.

Subject to Less and Except restrictions as shown of record in Book 4968, Page 923, Register's Office of Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3402 Old Hickory Boulevard, Nashville, TN 37138
(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 18 day of August, 2006.

Byron Dodd

Nancy F. Dodd

Mary Ann Williamson

Beverly A. Jackson-Dodd

David Dodd

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, Mary Ann Williams, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 18 day of August, 2006.

Commission expires: 10/26/08

Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, Nancy F. Dodd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18 day of August, 2006.

Commission expires: 10/26/08

Notary Public

SHANNA RAY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public, Beverly A. Jackson-Dodd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Huntsville, Alabama, this 17 day of August, 2006.

Commission expires: 12/19/06

Deborah B Baker
Notary Public

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public, David Dodd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Huntsville, Alabama, this 17 day of August, 2006.

Commission expires:

Deborah B Baker
Notary Public

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public, Byron Dodd, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Huntsville, Alabama, this 17 day of August, 2006.

Commission expires:

Deborah B Baker
Notary Public