


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $399,000.00.

Affiant

Subscribed and sworn to before me this the 1st day of December, 2006.

Notary Public

My commission expires: 11/24/07

**THIS INSTRUMENT WAS PREPARED BY**
**Ryan A. Rafoth**
**Windmill Title, LLC**
**201 Seaboard Ln, Ste. 102**
**Franklin, Tennessee 37067**
**(615) 771-3730**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Douglas Dimond** | New Owner | **131-14-89** |
| **1312 Hildreth Dr.** | | |
| **Nashville, TN 37215** | | |

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 ACKNOWLEDGE, WE,

**Emily H. Bowman and husband, Joseph H. Bowman**

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

**Douglas Dimond and wife, Charlene Cunniffe**

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 355 on the Plan of Seven Hills, Section VIII of record in Plat Book 3300, Page 14, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Emily H. Bowman and husband, Joseph H. Bowman by deed dated 12-31-03 from Charles David Smoot, unmarried, and Sharon L. Smoot, unmarried, of record in Instrument No. 200401060002191, Register's Office for Davidson County, Tennessee. Charles David Smoot and Sharon L. Smoot are now divorced.

This conveyance is subject to all restrictions, easements and planning documents of record, and taxes for the year 2006 and subsequent years, a lien not yet due and payable.

This is improved (__x__) unimproved (____) property known as 1312 Hildreth Dr., Nashville, TN 37215.

131-14-89 is the parcel identification number assigned to the property by the county tax assessor's office.

Davidson County DEEDWARR
Recvd: 12/05/06 10:11 2 pgs
Fees:13.00 Taxes:1476.30
20061205-0149801

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 in 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 HANDS EFFECTIVE AS OF December 1, 2006:

Emily H. Bowman

Joseph H. Bowman

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**STATE OF TENNESSEE** )
)
**COUNTY OF** Davidson )

**INDIVIDUAL ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Emily H. Bowman and Joseph H. Bowman, the within named Grantor(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 purposes therein contained.

Witness my hand, at office, this the 1st day of December, 2006.

Notary Public

My Commission Expires: 7-19-08

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**STATE OF TENNESSEE** )
)
**COUNTY OF** Davidson )

**ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the attorney-in-fact for _____, and who further acknowledged that he/she executed the within instrument for the purposes therein contained by signing his/her name as the attorney-in-fact.

Witness my hand, at office, this the 1st day of December, 2006.

Notary Public

My Commission Expires: _____

20061251R