WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/12/07 10:36 2 pg
Fees:13.00 Taxes:499.50

20070212-0017709

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF FEBRUARY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

GAIL H. HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 11/22/09

THIS INSTRUMENT WAS PREPARED BY
Stones River Title Co., LLC
752 S. Church St., Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DeAnn Dobbs	DeAnn Dobbs	09614026500
(NAME)	(NAME)	
3305 Ironwood Drive	3305 Ironwood Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37124	Nashville, TN 37124	
(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, Kimberly Lile nka Kimberly Fulton, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DeAnn Dobbs and husband Chad Washburn 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. 252 on the Plan of Hickory Bend, Section 4, of record in Book 4176, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly D. Lile by Quitclaim Deed dated January 29, 1998 from Christopher W. Bolin of record in Deed Book 10806, Page 80 of the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3305 Ironwood Drive, Nashville, TN 37124

(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.

Grantor affirmatively covenants that the property conveyed herein has never been occupied or inhabited by her or her spouse as a marital residence at any time.

Witness my hand this 8th day of February, 2007.

Kimberly Fulton

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 8th day of February, 2007, before me personally appeared Kimberly Lile nka Kimberly Fulton, to me known or who proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as his free act and deed.

Witness my hand and official seal at Murfreesboro, Tennessee this 8th day of February, 2007.

Commission expires:

Notary Public

GAIL H. HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES:
11/22/09