WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $142,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-25-09
(AFFIX SEAL)

SHEILA K. REBURN Notary At Large RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
R. Joe Reich	First Community Mortgage	165-9A-23
(NAME)	(NAME)	
812 Thomas Bay Court	1610 South Church Street	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Murfreesboro, TN 37130	
(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, Jana Dodd, a married woman, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO R. Joe Reich, married, 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. 83 on the Plan of Lakewood Village, Section One, of record in Book 9700, Page 555, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description Thereof.

Being the same property conveyed to Jana Dodd, a married woman, by Warranty Deed dated November 30, 2004 from David A. Burnes and wife, L. Davette Clayton-Burnes of record in Instrument No. 20041209-0146925, Register's Office for Davidson County, Tennessee.

Jerry Dodd joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

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

unimproved ☐

This is improved ☒ property, known as 812 Thomas Ray Court, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 04/03/07 14:05 2 pgs
Fees:13.00 Taxes:528.73
20070403-0039984

Witness my hand this 30 day of March, 2007.

Jana Dodd

Jerry Dodd

STATE OF TENNESSEE

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jana Dodd and Jerry Dodd, 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 at Nashville, Tennessee this 30 day of March, 2007.

Commission expires: 2/22/2010

Maryanna Gould STATE OF TENNESSEE NOTARY PUBLIC MY COMMISSION EXPIRES 02/22/2010 RUTHERFORD COUNTY

Notary Public