WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/07 08:14 2 pgs
Fees:13.00 Taxes:312.28

20070719-0085735

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(AFFIX SEAL)

PAM S. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP. AUG. 23, 2009
OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Francene M. Childers	Countrywide Home Loans	Map 30 Parcel 211
(NAME)	(NAME)	
4785 Whites Creek Pike	801 Crescent Centre Drive	30 -211
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Franklin, TN 37067	
(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, Steven Dickens and wife, Cynthia Dickens, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Francene M. Childers, an unmarried woman, 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:

Described property in Davidson County, Tennessee, being land in the 14th Civil District of Whites Creek Pike and being the NW corner of Lot 1 on the Plat of Mamie Keathley in Plat Book 5800, page 98, Register's Office for Davidson County, Tennessee; thence with the N line of said lot, N 52 degrees 24' 51" E 196.83 feet to an iron pin; thence N 53 deg. 33' 47" E 431.76 feet to an iron pin; thence N 52 deg. 17' 50" E 70.93 feet to a point; thence S 35 deg. 15' 00" E 130.00 feet to a point; thence S 53 deg. 31' 15" W 699.35 feet to a point in the easterly margin of Whites Creek Pike; thence with said margin N 33 deg. 15' 00" 125 feet to the beginning.

Being the same property conveyed to Steven Dickens and wife, Cynthia Dickens by deeds of record in Instr: 20050907-0107683 and in Book 10946, Page 996, Register's Office, Davidson County, Tennessee.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 5800, Page 38, Register's Office, Davidson County, Tennessee.

This conveyance is subject to right-of way of record in Book 7135, Page 825 as re-recorded in Book 7163, Page 559, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4785 Whites Creek Pike, Whites Creek, TN 37189

(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 13th day of July, 2007.

Steven Dickens

Cynthia Dickens

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Steven Dickens and Cynthia Dickens 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 at White House, Tennessee this 13th day of July, 2007.

Commission expires: 8/23/09

Notary Public

PAM S. ATCHLEY
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXP.
AUG. 23, 2009
COUNTY OF ROBERTSON