Davidson County DEEDWARR
Recvd: 08/22/07 10:29 2 pgs
Fees:13.00 Taxes:629.00

20070822-0100370

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of August, 2007.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires FEB. 22, 2011

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN ESCROW, LLC 6 CADILLAC DR STE 190 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Dial	Countrywide Home Loans, Inc.	26-6A-72.00CO
(NAME)	(NAME)	
152 Cedar Creek Drive	4500 Parkway Granada	
(ADDRESS)	(ADDRESS)	
Franklin, Tennessee 37067	Calabasas, CA 91302	
(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,

DIAL PROPERTIES, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN L. DIAL AND WIFE, DONNA DIAL,

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. 69, on the Final Plat for The Townhomes at Windsor Green, Phase 1, Section 3, of record as Instrument No. 20040109-0003983, and Instrument No. 20041112-0136380, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a part of the same property conveyed to DIAL Properties, LLC by Warranty Deed from U S I Properties, Inc. of record in Book 10832 and Page 144 on 02/26/1998 and filed for record on 03/11/1998, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 126 Canton Court, Goodlettsville, TN 37072

(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 17th day of August, 2007.

Dial Properties, LLC
By: David Dial

Attest:

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Dial with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the member of **DIAL PROPERTIES, LLC**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the **DIAL PROPERTIES, LLC** by him/herself as member.

Witness my hand and official seal at Brentwood , Tennessee this 17th day of August, 2007

Commission expires: 11/30/09

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC TRENT LEHMAN COUNTY OF WILLIAMSON