WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$86,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

LAURA B RININGER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jenny L. Dew	**Bank of America, N.A.**	**129-15-A-167CO**
(NAME)	(NAME)	
21 Vaughns Gap Road 167	**P.O. Box 45140**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	**Jacksonville, FL 32232-5140**	
(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, **Melissa Marie True, n/k/a Melissa Firebaugh and husband, Geoffrey Firebaugh and Robert H. True, married**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jenny L. Dew**, 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:

Unit No. 167 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended Tennessee Code Annotated, and as established by a Master Deed, of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.

Being the same property conveyed to Melissa Marie True, unmarried and Robert H. True, married by deed dated February 23, 2001 from Donald G. Goodwin, Sr. and Jane S. Goodwin of record in Instrument No. 20010312-0023158, said Register's Office.

Melissa Marie True is now known as Melissa Firebaugh. Her husband joins in this conveyance to convey any and all rights he may have in the subject property especially his marital rights.

unimproved ☐

This is improved ☒ property, known as **21 Vaughns Gap Road 167, Nashville, TN 37205**

(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 20th day of September, 2007.

Melissa Marie True n/k/a Melissa Firebaugh

Geoffrey Firebaugh

Robert H. True

Davidson County DEEDWARR
Recvd: 09/25/07 08:19 2 pgs
Fees:13.00 Taxes:318.20

20070925-0113978

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melissa Marie True, n/k/a Melissa Firebaugh, married and Geoffrey Firebaugh, her husband and Robert H. True, married, the bargainors, 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 20TH DAY OF SEPTEMBER, 2007.

Commission expires: 3-21-09

Notary Public

LAURA B RININGER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY