WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~February 24, 2012~~ 3-10-12

(AFFIX SEAL)

JONATHAN TRISTON JACOBS NOTARY PUBLIC DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 06/17/08 13:26 2 pgs
Fees:13.00 Taxes:222.00

20080617-0062374

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, LLC, 301 S Perimeter Park, Suite 212, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald Dean Davenport	Regions Bank dba Regions Mortgage	84-01-0/14.00
(NAME)	(NAME)	
1424 Rosebank Avenue	2050 Parkway Office Circle RCN- 6	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Birmingham, AL 35244	
(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, **Pamela F. Hunt and Richard Dorris,** both unmarried HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Dean Davenport, a married man, 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. 23 on the Map of Dugger Heights, No. Two as of record in Book 1424, Page 135, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Pamela F. Hunt and Richard K. Dorris by Warranty Deed from Joan P. Barton, unmarried dated December 23rd, 1996 and filed for record on January 9th, 1997 in Book 10315, Page 202, in the Register's Office for Davidson County, Tennessee.

Subject to any and all matters as shown on the Plan of Record in Plat Book 1424, Page 135, in the Register's Office for Davidson County, Tennessee.

Subject to any and all easements and restrictions on record in the Register's Office for Davidson County, Tennessee.

2008 Taxes have been prorated and assumed by the Grantee.

Subject to any and all zoning regulations, building restrictions, and setback lines if any and any and all easements for public utilities.

unimproved ☐

This is improved ☒ property, known as 1424 Rosebank Avenue, Nashville, TN 37206
(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 9th day of June, 2008.

Pamela F. Hunt

Richard K. Dorris

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 Pamela F. Hunt and Richard K. Dorris 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 Nashville, Tennessee this 9th day of June, 2008.

Commission expires: ~~February 21, 2012~~ 3-10-12

~~Jonathan Jacobs~~ Jonathan T. Jacobs Notary Public

JONATHAN TRISTON JACOBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.