Return to:
McCann & Hubbard
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(2)

File No. 280700205

WARRANTY DEED

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES:
MARCH 14, 2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,309.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 0

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/21/08 10:41 2 pgs
Fees:13.00 Taxes:260.14

20080721-0074393

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elcio Dominguez	New Owner	133-8 133
(NAME) 445 Cathy Jo Circle	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Robert Kitchener and wife, Devora Kitchner, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Elcio O. Dominguez, an unmarried man, hereinafter called the grantee(s), HIS heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 17A of the Zone Lot division of Lot No. 6-7 and 10-20, Phase 1, Valley View Terrace, of record in Plat Book 5200, Page 531, amending Plat Book 5200, Page 77, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Dangerous Threads, Inc., a Tennessee Corporation, by Warranty Deed, from Valley View Terrace Associates, Ltds., a Tennessee limited partnership, of record in Book 8277, page 551, Dated January 15, 1991. Dangerous Threads, Inc., a Tennessee Corporation conveyed their interest in said property by Quitclaim Deed, to Robert Kitchener, of record in Book 8768, page 655, Dated October 27, 1992. Robert Kitchener, conveyed his interest in said property by Quitclaim Deed, to Jan Muller, Trustee, and by same Quitclaim Deed, for the express purpose of making a re-conveyance to create a tenancy by the entirety, Jan Muller, Trustee, reconveyed said property to Robert Kitchener and wife, Devora Kitchener, of record in Book 8969, page 451, Dated May 27, 1993, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

Subject to all matters as set forth on the plat of record in Plat Book 5200, Page 531, amending Plat Book 5200, Page 77, Register's Office of said County.

Restrictive Covenants of record in Deed Book 2907, Page 605, Book 3852, Page 532, Book 5173, Page 550, Book 5323, Page 310, Book 5733, Page 375, Book 6057, Page 950, Register's Office of said County

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 445 Cathy Jo Circle, Nashville, TN 37211

(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 my/our hands this.

Robert Kitchener

Devora Kitchener by Robert Kitchener KTTY IN FACT

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Robert S. Kitchener with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 15th day of July, 2008.

Commission expires:

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

Thomas Sidwell Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary Public in and for said County and State, the within named **Robert S. Kitchener**, with whom I am personally acquainted and who, upon oath, acknowledged that **he** executed the within instrument for the purpose therein contained, and who further acknowledged the **he** is the attorney in fact for **Devora Kitchener** and that **he** is authorized by **Devora Kitchener** to execute this instrument on **her** behalf.

Witness my hand and seal this 15th day of July , 2008

Notary Public

My commission expires_____

K. THOMAS SIDWELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN. My Commission Expires NOV. 8, 2008

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