File No. 280700740

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/04/08 11:47 2 pgs
Fees:13.00 Taxes:388.50
20080804-0079930

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: 9/21/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow
Sidwell, Barrett & Welch, P.C
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melody L. Dunn	Melody L. Dunn	094-05-0-035.00
(NAME) 909 S. 12th Street	(NAME) 909 S. 12th Street	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Nashville, TN 37206	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Ranee Roberts, a married woman,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Melody L. Dunn, an unmarried woman,** hereinafter called the grantee, her 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. 118, Shelby Heights, Section 3, as shown on plat of record in Plat Book 3106, Page 12 and part of a closed alley by Ordinance No. 096-493, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Mildred W. Davis and Gloria W. Luttrell, Co Trustees of The Woodroof Family Trust by deed from Gloria W. Luttrell and Mildred W. Davis, Co-Executrixes of the Estate of Hettie Woodroof, deceased of record in Book 7115, Page 912 on 01/22/1987 and filed for record on 01/23/1987, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Renee Roberts by deed from Mildred W. Davis and Gloria W. Luttrell, Co Trustees of The Woodroof Family Trust of record in Instrument 20071019-0124186 on 10/16/2007 and filed for record on 10/19/2007, Register's Office for Davidson County, Tennessee.

The property contained herein has never been the residence of the grantor or her spouse.

This conveyance is made subject to the following: all matters as set forth per Plat Book 3106, Page 12, Register's Office of Davidson County, Tennessee.

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 909 S. 12th Street, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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, her 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 31st day of July, 2008.

Ranee Roberts

STATE OF TENNESSSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Ranee Roberts the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that ~~he~~/she/~~they~~ executed the within instrument for the purposes therein contained.

Witness my hand at office this 31st day of July, 2008.

Commission expires: 12-1-10

D. Annette Maples
Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires DEC. 1, 2010

File Number: 280700740

RETURN TO:

AmTitle & Escrow
515 Rivergate Pkwy., Suite 111
Goodlettsville, TN 37072