File No. 280800499

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 1/11/11

(AFFIX SEAL)

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Davidson County DEEDWARR
Recvd: 09/30/08 10:20 2 pgs
Fees:13.00 Taxes:262.70
20080930-0099018

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dennis Dean	Countrywide Bank	053-090A-009.00CO
(NAME)	(NAME)	
~~1424 E. Cedar Lane~~ 116 Windham Circle	801 Crescent Centre Drive	
(ADDRESS)	(ADDRESS)	
~~Madison, TN 37115~~ Hendersonville, TN 37075	37067, TN	
(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, **Connie S. Babakian and wife, Frederic Allen Babakian**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Dennis Dean, a married man**, hereinafter called the grantees, him 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 Unit No. 1424 of Neely's Bend Villas, as of record in Plat Book 5200, page 262, in the Davidson County Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Connie S. (Lowe) Babakian and Frederic Allen Babakian, wife and husband, by Deed of Conveyance from John D. Lowe, III and Olive R. Lowe, husband and wife, of record in Book 8089, Page 993, dated April 2, 1990 and filed for record on April 17, 1990, Register's Office for Davidson County, Tennessee.

Connie S. Babakian and Connie S. Lowe is one in the same person.

This conveyance is made subject to the following: Subject to all matters as set forth per Plat Book 5200, Page 262; Covenants, Conditions, Restrictions and By-Laws as set forth in Master Deed of record in Book 5625, Page 1, as amended in Book 6119, Page 322, and Book 10268, Page 492; Charter of Neely's Bend Villas Homeowners' Association, Inc., of record in Book 6081, Page 879, all of the Register's Office for 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 1424 E. Cedar Lane, Madison, TN 37115
(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, him 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, him 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 23rd day of September, 2008.

Connie S. Babakian

Frederic Allen Babakian

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 Connie S. Babakian and Frederic Allen Babakian 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 23rd day of September, 2008.

Commission expires:

Notary Public

D. ANNETTE MAPLES
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires DEC. 1, 2010

File Number: 280800499

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075