WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090055028 DEEDWARR
Recvd: 08/12/09 10:05 2 pgs
Fees:13.00 Taxes:606.80

20090812-0075852

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES: 10-19-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY MARVEL LYNDA L

THIS INSTRUMENT WAS PREPARED BY
Megan L. Bradt, Attorney, 2820 Hazelwood Dr., #B5, Nashville, TN 37212, from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dolly Jaynes	PrimeLending, A PlainsCapital Company	136-6-0-82.00
(NAME)	(NAME)	
140 Islandia Drive	18111 Preston Rd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Dallas, TX 75252	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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. **Timmy E. Dawson, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dolly Jaynes, married,** 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:

Being all of Lot No.315 Priest Lake Park, Section 5, as shown by plat and survey of record in Plat Book 4460, Pages 174-176, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Timmy E. Dawson and his wife, Pamela Dawson by Warranty Deed from Leslie E. Blackwell and wife, Annette K. Blackwell, dated December 16th, 2003, filed of record on December 19th, 2003, in Instrument No. 20031219-0180968; and being the same property further conveyed to Timmy E. Dawson by Quitclaim Deed from Pamela E. Dawson, dated May 10th, 2008, filed for record on May 15th, 2008, in Instrument No. 20081015-0103876, in the aforesaid Register's Office.

This conveyance is made subject to:
subdivision restrictions, building lines and easements of record in Plat Book 4460, Page 174-176, Davidson County taxes in the amount of $1,938.86, parcel #136-6-0-82.00.

unimproved ☐

This is improved ☒ property, known as 140 Islandia Drive, Nashville, TN 37217

(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 I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my 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 hand this 10th day of August, 2009.

Timmy Dawson

STATE OF Tennessee
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Timmy Dawson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained as his free act and will.

Witness my hand and official seal at Murfreesboro, Tennessee this 10th day of August, 2009.

Commission expires:

NOTARY PUBLIC
AT LARGE
Pamela B. Matheney
My Commission Expires
October 8, 2012
STATE OF TENNESSEE

Notary Public