BILL GARRETT, Davidson County
Trans:T20090073826 DEEDWARR
Recvd: 10/30/09 08:59 2 pgs
Fees:13.00 Taxes:477.30
20091030-0100135

(1)

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 2009.

Notary Public
MY COMMISSION EXPIRES: 4-11-13
File No. G9-8779D

BRITTANY GOINS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Deborah Cabello, a single woman (NAME)	NEW OWNER (NAME)	150-11-63
3333 Towne Ridge Drive (STREET ADDRESS)	(STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Robert Wayne Dunaway and Stacy Ellen Dunaway, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Deborah Cabello, a single woman**, 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:

The following described tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 171 on the plan of TOWNE VILLAGE OF THE COUNTRY, SECTION II, as shown by plat of record in Book 3200, Page 176-177, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 171 fronts 65 feet on the westerly margin of Towne Ridge Drive and extends back 171.92 feet on the northerly line of 150.83 feet on the southerly line to a broken line in the rear measuring 74.49 feet thereon.

BEING the same property conveyed to Robert Wayne Dunaway and Stacy Ellen Dunaway, husband and wife from Robert Wayne Dunaway, by Quit Claim Deed dated May 24, 2005, as Instrument No. 200506030063422, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2009 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3333 Towne Ridge Drive, Antioch, TN 37013.

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. Whenever 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 hand(s) this 23rd day of October, 2009.

Robert Wayne Dunaway

October 23, 2009
Date

Stacy Ellen Dunaway

October 23, 2009
Date

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 Robert Wayne Dunaway and Stacy Ellen Dunaway, husband and wife, the bargainor(s), 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 and official seal, this 23rd day of October, 2009.

My Commission Expires: 3/20/10

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O. BOX 663
GALLATIN, TN 37066