WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $109,300.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of October, 2009. Notary Public MY COMMISSION EXPIRES: STATE OF TENNESSEE NOTARY PUBLIC (AFFIX SEAL) WILLIAMSON COUNTY, TENN. My Commission Expires OCT. 24, 2010

Record & Return to:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT09100833

THIS INSTRUMENT WAS PREPARED BY:
Atomic Closing and Escrow Services, LLC, P.O. Box 60885, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Catherine Lemaire Lozier	Bank of America, N.A.	072-09-0-089.00
(NAME)	(NAME)	
1004 Dozier Place	P.O. Box 619003	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Dallas TX 75261-9003	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, WE, Gregory Bobeck and wife, Geralyn E. Bobeck , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Catherine Lemaire Lozier, unmarried, 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:

Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Dozier Place, of record in Book 974, Page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Gregory Bobeck by Warranty Deed dated August 27, 2004 from Debra Wicke, unmarried of record in Instrument Number 20040903-0106665, Register's Office for said County.

Geralyn E. Bobeck joins in this instrument to convey her marital interest in the subject property by virtue of her marriage to Gregory Bobeck.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1004 Dozier Place, Nashville, TN 37216
(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, 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. 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 our hands this 30th day of October, 2009.

BILL GARRETT, Davidson County
Trans:T20090074870 DEEDWARR
Recvd: 11/03/09 11:34 2 pgs
Fees:13.00 Taxes:404.41
20091103-0101405

Gregory Bobeck

Geralyn E. Bobeck

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gregory Bobeck and wife, Geralyn E. Bobeck the within named 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 at 30th day of October, 2009.

Commission expires: 01/07/2013

Notary Public

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:

Atomic Closing and Escrow Services, LLC
P.O. Box 60888, Nashville, TN 37206