| Name and Address of New Owner: | Send Tax Bills To: | Prepared by: |
|---|---|---|
| Kashetra Valentine<br>208 Birdwell Court<br>Goodlettsville TN 37072 | Same | Southeast Title<br>907 Rivergate Parkway S-B-1<br>Goodlettsville, TN 37072 |

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $179,000.00

Affiant

Subscribed and sworn to before me on 06/30/10.

Notary Public

My Commission Expires: 5/23/11

DOLORES E. MCBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011

Map & Parcel No.
33-50-21

BILL GARRETT, Davidson County
Trans:T20100041782 DEEDWARR
Recvd: 07/08/10 10:06 2 pgs
Fees:13.00 Taxes:662.30
20100708-0053438

## WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged, Dawkins Contracting, LLC, (herein called "Grantor"), has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto Kashetra Valentine and Richard Valentine, (herein called "Grantee"), the real property situated in Davidson County, State of Tennessee, described as follows:

Land in Davidson, Tennessee, being described as follows:

Being Lot No.3 on the Plan of Birdwell Subdivision, as of record in Plat Book 8250, page 409, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Dawkins Contracting LLC by deed from Dale M Kimbrough, dated 04/14/2010, of record as Instrument No, 20100414-0028096, said Register's Office.

Dale Kimbrough received the property by deed, dated 05/08/2008, and of record as Instrument No. 20080508-0047515, said Register's Office

This property is known as 208 Birdwell Court Goodlettsville, TN 37072

The above legal description is identical to the legal description in the previous deed of record.

This is improved property located at 208 Birdwell Court, Goodlettsville, TN 37072.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his/her/their heirs and assigns forever. Grantor covenants that he/she/they is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for current year real estate taxes.

**GRANTOR further covenants** and binds herself/himself/themselves and his/her/their heirs and assigns, to warrant and forever defend the title to said real estate to the said Grantee, his/her/their heirs and assigns, against the lawful claims of all persons.

**WITNESS** my hand on 06/30/10.

Dawkins Contracting, LLC

Allison Dawkins

**STATE OF** Tennessee
**COUNTY OF** Davidson

Before me, the undersigned of the State and County aforesaid, personally appeared Allison Dawkins, MPA with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself/himself to be the Owner & Manager of Dawkins Contracting LLC, and that she/he as such Owner & Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of Allison Dawkins, MPA. by herself/himself as such Owner & Manager.

Witness my hand and official seal at Goodlettsville, Tennessee, this 30th day of June, 2010.

Notary Public

My Commission expires: 5/23/11

DOLORES E. MCBROOM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05/23/2011