BILL GARRETT, Davidson County
Trans:T20100065256 DEEDWARR
Recvd: 10/14/10 15:22 2 pgs
Fees:13.00 Taxes:1465.20
20101014-0082514

Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $396,000.00.

James Mark Anderson
Affiant

Subscribed and sworn to before me, this the 7th day of October, 2010.

Notary Public

My commission expires: 5-20-14

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
James Mark Anderson Francesca Muccini	FIFTH THIRD MORTGAGE CO.	Map: 104-16-0
2204 18th Avenue South	5001 KINGSLEY DRIVE	Parcel: 038.00
Nashville, TN 37212	CINCINNATI, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TRENTON K. DABBS AND WIFE, KRISTEN D. DABBS**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JAMES MARK ANDERSON AND FRANCESCA MUCCINI, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 17 on the Plan of Lenox Place of record in Plat Book 161, page 171, in the Register's Office for Davidson County, Tennessee, and the northerly 12 feet of the westerly 140 feet of Lot No. 43 on the Revised Plan of George W. Blair's Belmont Heights, of record in Plat Book 332, page 117, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 17 and said part of Lot No. 43 front together 50 feet on the easterly side of 18th Avenue South, formerly Blair Street, and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to Trenton K. Dabbs and wife, Kristen D. Dabbs by deed from Viktor K. Krauss and wife, Kristi Krauss of record as Instrument No. 20061114-0141072, in the Register's Office for Davidson County, Tennessee, dated November 13, 2006.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 2204 18th Avenue South, Nashville, TN 37212.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of October, 2010.

Trenton K. Dabbs

Kristen D. Dabbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Trenton K. Dabbs and Kristen D. Dabbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of October, 2010.

Notary Public

My Commission Expires: 9/9/2014

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY