12-1037

WARRANTY DEED 17328

Register Return to:
Land Title South, Inc.
8326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF **WILLIAMSON**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2012

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 28, 2012

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry J. Domenico III	Regions Bk d ba Regions Mtg.	183-05-0-A 167.00 CO
(NAME)	(NAME)	
5205 Catspaw Drive	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham AL 35244	
(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, **Marion E. Dove**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Henry J. Domenico III and Jami Domenico, husband and wife**, 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. 130 on the Plan of Revision One, Phase Two, Section Five, October Woods, of record in Plat Book 7900, Page 909 and amended in Book 9700, Page 439, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Marion E. Dove by deed of record in Instrument 20080819-0085099, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **5205 Catspaw Drive, Antioch, TN 37013**

(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.

BILL GARRETT, Davidson County
Trans:T20120015036 DEEDWARR
Recvd: 03/01/12 09:38 2 pgs
Fees:13.00 Taxes:610.50
20120301-0017883

Witness my/our hand(s) this 28th day of February, 2012.

Marion E. Dove

Marion E. Dove

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 Marion E. Dove the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 28th day of February, 2012.

Commission expires:6/18/12

Notary Public

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY