BILL GARRETT, Davidson County
Trans:T20120027896 DEEDWARR
Recvd: 04/17/12 14:27 2 pgs
Fees:13.00 Taxes:336.33
20120417-0032803

This Instrument Prepared by:
Legends Title Services, LLC
155 Legends Drive, Suite O
Lebanon, Tennessee 37087

ADDRESS NEW OWNER:
Lisa M. Cronin
602 Cleves Street
Old Hickory, TN 37138

SEND TAX BILL TO:
Synovus Mortgage Corp.
2204 Lakeshore Drive, Ste. 325
Birmingham, AL 35209

MAP 044-11-0-138.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Derek Dobbs, a single person,** has this day bargained and sold, and does hereby transfer and convey unto **Lisa M. Cronin, an unmarried woman,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of E.I. Dupont De Nemours and Company's Subdivision, Section "A" of record in Plat Book 1424, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Derek Dobbs, unmarried by Deed from Shaun Donovan, The Secretary of Housing and Urban Development of record at Instrument No. 20111229-0101798, Register's Office for Davidson County, Tennessee, dated December 19, 2011.

This is improved property known as: **602 Cleves Street, Old Hickory, Tennessee 37138**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2012 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 1424, page 68, and restrictions in Book 1712, page 211, and Book 2447, page 151, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 12th day of April, 2012

Derek Dobbs by Paul Kazanofski his Attorney in Fact.

Derek Dobbs by Paul Kazanofski as attorney-in-fact, recorded in Book _____, Page _____, Register Office of Davidson County, Tennessee.

20120417.0032802

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 Paul Kazanofski the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument in behalf of Derek Dobbs and acknowledged that he executed the same as the free act and deed of the said Derek Dobbs. WITNESS my hand and official seals at office this 12th day of April, 2012.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $90,900.00.

AFFIANT

Subscribed and sworn to before me this the 12th day of April, 2012.

NOTARY PUBLIC

My Commission Expires:

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires January 4, 2014