BILL GARRETT, Davidson County
Trans:T20120049113 DEEDWARR
Recvd: 07/03/12 13:20 3 pgs
Fees:18.00 Taxes:432.90
20120703-0058551

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**2 Cadillac Drive**
**Brentwood, TN 37027**

**ADDRESS NEW OWNER:**
**Dustin Hargrave**
**436 Summit Ridge Pl**
**Nashville, Tennessee 37215**

**SEND TAX BILL TO:**
**Owner**

**MORTGAGEE:**
Everett Financial DBA SUPREME LENDING
14801 Quorum Drive Suite 300
Dallas, TX ,75254

**MAP** 131-5
**GROUP** B
**PARCEL** 436.00co

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James J. Dabney and wife, Lynne Martin Dabney,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Dustin Hargrave,** unmarried hereinafter called the GRANTEE, his 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 Unit No. 436, together with the appurtenant interest in the common elements of Four Seasons Condominium horizontal property regime established by Master Deed of record in Book 6841, page 349,as amended in Book 6847, page 122, Register's Office, Davidson County, Tennessee, said Unit depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed, and being located upon Tract No. 1 on the Plna of Clark Gower Property of record in Plat Book 5050, page 30, said Register;s Office,

Being the same property conveyed to James J. Dabney and wife, Lynne Martin Dabney by deed dated July 5, 2007 from Robert B. Barnett and wife, Diane B. Barnett of record in Instrument no. 20070718-0085484, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2012 and subsequent years.

This is **improved** property known as **436 Summit Ridge Pl, Nashville, Tennessee 37215.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 the **28th** day of **June, 2012.**

**James J. Dabney**

**Lynne Martin Dabney**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James J. Dabney and wife, Lynne Martin Dabney**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of June, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/3/2016

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $117,000.00.

AFFIANT

Subscribed and sworn to before me on this 29th day of June, 2012.

NOTARY PUBLIC

My Commission Expires: 12-18-12

DONNA L. SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY