WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120082268 DEEDWARR
Recvd: 10/30/12 09:29 2 pgs
Fees: 13.00 Taxes: 407.00
20121030-0099231

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cory V. Price		05910019300
(NAME)	(NAME)	
3849 Dubois Drive	Same As New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Virginia H. Dozier, Calvin Dozier and Michelle Dozier as heirs of William E. Dozier**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Cory V. Price*** hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 398 on the Plan of Haynes Manor, Section 3, as of record in Plat Book 4175, page 11, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to William E. Dozier and wife, Virginia L. Dozier by Deed from James A. Gray and wife, Mattie J. Gray, dated 04/28/1972 and filed for record on 05/02/1972 in Book 4598, Page 33, Register's Office for Davidson County, Tennessee.

The said Virginia L. Dozier died on 11/25/96, leaving William E. Dozier as the sole surviving tenant by the entirety. The said William E. Dozer died on 11/8/11, leaving Virginia H. Dozier, Calvin Dozier and Michelle Dozier as his heirs at law.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) All matters on the plan of record in Plat Book 4175, Page 11, said Register's Office; (2) Restrictive Covenants of record in Book 4228, Page 685 and Book 4243, Page 869, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3849 Dubois Drive, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 29th day of October, 2012.

Virginia H. Dozier

Calvin Dozier

Michelle Dozier

State of Tennessee
County of Sumner

Personally appeared before me Virginia H. Dozier, Calvin Dozier, and Michelle Dozier, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of October, 2012.

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066