BILL GARRETT, Davidson County
Trans:T20120093831 DEEDWARR
Recvd: 12/07/12 13:35 2 pgs
Fees:13.00 Taxes:518.00
20121207-0113052

THIS INSTRUMENT PREPARED BY:
Joseph L. Lackey, Jr., Attorney
2400 Crestmoor Road
Nashville, TN 37215

New Owner	Send Tax Bills to:	Map – Parcel No.
Rilla Jean Menchaca 3339 Percy Priest Drive Nashville, TN 37214	SAME	096-160 036- 00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Forty Thousand and NO/100 ($140,000.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, Walter Wayne Dube and wife, Dorothy J. Dube, have this day bargained and sold and by these presents do hereby transfer and convey unto RILLA JEAN MENCHACA, her heirs and assigns, the following described lot or parcel of land situated in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 35 on the Plan of Hickory Bend Subdivision, Section 5, as of record in Book 3600, page 45, Register's Office for saids County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter Wayne Dube and wife, Dorothy J. Dube, by deed from The Kroger Co. of record in Book 4640, page 961, Register's Office for said County.

This is improved property known as 3339 Percy Priest Drive, Nashville, TN 37214.

WE COVENANT with the said GRANTEE that we are lawfully seized and possessed of the above described lot or parcel of land, that we have a good right to convey same, and that the same is unencumbered, EXCEPT applicable zoning and building regulations and all visible easements and Restrictions referred to herein above.

WE FURTHER COVENANT with the said GRANTEE and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title to said lot or parcel of land, unto the said GRANTEE, her heirs and assigns, against all lawful claims of all persons whomsoever; EXCEPT as herein above set forth.

WITNESS our hands this the 6 day of December, 2012.

Walter Wayne Dube

Walter Wayne Dube, Grantor

Dorothy J. Dube

Dorothy J. Dube, Grantor

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 WALTER WAYNE DUBE and DOROTHY J. DUBE, Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 6th day of December, 2012.

Lindsey Shope

NOTARY PUBLIC

LINDSEY SHOPE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

My Comm. Expires: 5/3/16

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

O A T H

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $140,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant

Subscribed and sworn to before me, this 6th day of December, 2012.

LINDSEY SHOPE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

NOTARY PUBLIC

My Comm. Expires: 5/3/16