This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address & Send Tax Bills to:
Stanley T. Tobitt
197 Dry Creek Road
Goodlettsville, TN 37072

MAP: 0330300
PARCEL: 006.00

BILL GARRETT, Davidson County
Trans:T20130038621 DEEDWARR
Recvd: 05/08/13 14:54 2 pgs
Fees:13.00 Taxes:773.30
20130508-0046692

# WARRANTY DEED

**THIS INDENTURE,** made this 3rd day of May, 2013 between

**James A. Damron and wife, Donna J. Damron**

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

**Stanley T. Tobitt**

of Davidson, County Tennessee, hereinafter referred to as **Grantee**.

**WITNESSETH:** that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

**A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:**

**Lot Number 24 on the Plan of Section One, Solitude Acres, Part One, of record in Plat Book 3700, Page 46, said Register's Office to which plan reference is hereby made for a more complete description.**

**Being the same property conveyed to James A. Damron and Donna J. Damron by Special Warranty Deed dated 2/26/08 from U.S. Bank National Association, as Trustee for the registered holders of Master Asset Backed Securities Trust 2007-WMC1Mortgage Pass-Through Certificates Series 2007-WMC1 of record in Instrument No. 20080324-0029038, Register's Office for Davidson County, Tennessee.**

This is (X) improved ( ) unimproved property known as: 197 Dry Creek Road, Goodlettsville, TN 37072.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2013 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

**James A. Damron**

**Donna J. Damron**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James A. Damron and Donna J. Damron, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 3rd day of May, 2013.

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $209,000.00.

Affiant

Sworn to and subscribed before me, this 3rd day of May, 2013.

Notary Public

My Commission Expires: 11/3/15

KAREN B. HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY