WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130052694 DEEDWARR
Recvd: 06/21/13 11:15 2 pgs
Fees:13.00 Taxes:1152.55

20130621-0063837

STATE OF TENNESSEE
COUNTY OF ~~Wilson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $311,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James W. Dedmon	Farmington Financial Group, LLC	07309017300
(NAME)	(NAME)	
1822 Rosebank	2002 Richard Jones Road, Ste. 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville, TN 37215	
(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, **Dorris N. Pardue**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **James W. Dedmon and Jewel Dedmon, husband and wife**, 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:

M.

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Section I, Henderson Gardens, as of record in Plat Book 2900, page 75, 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 Charles R. Gehrke and Elaine N. Gehrke, husband and wife by Deed from Charlotte M. Hampton, a married woman, dated 07/22/2003 and filed for record on 08/01/2003 in Instrument 200308010109095, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles R. Gehrke and wife, Elaine N. Gehrke and Nikolas C. Gehrke by Deed from Charles R. Gehrke and wife, Elaine N. Gehrke, dated 09/26/2005 and filed for record on 10/04/2005 in Instrument 200510040119019, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Citimortgage Inc. by Deed from J.P. Sellers, Co-Trustee, dated 03/02/2011 and filed for record on 03/09/2011 in Instrument 201103090018898, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dorris N. Pardue by Deed from Citimortgage Inc., dated 06/21/2011 and filed for record on 07/11/2011 in Instrument 201107110052879, Register's Office for Davidson County, Tennessee.

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 1822 Rosebank, Nashville, TN 37216
(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.

All matters as set forth per Plat Book 2900, Page 75, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

Witness my hand this 14th day of June, 2013.

Dorris N. Pardue
By: Mickey Manis, his attorney in fact

Dorris N. Pardue by Mickey Manis
his attorney-in-fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Mickey Manis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Dorris N. pardue, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20110711-0052878, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 14th day of June, 2013.

Dana Loggins

Notary Public
My commission expires: 8/13/15

DANA LOGGINS
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122