WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/25/14 14:12 3 pgs
Fees:18.00 Taxes:610.50
20140925-0088503

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $164,999.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of September, 2014.

Notary Public

MY COMMISSION EXPIRES: 03/26/2017

(AFFIX SEAL)

DOLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER 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
Linda D. Dobson	PrimeLending, a PlainsCapital Company	097020A27700CO
(NAME)	(NAME)	
1427 Riverbrook Drive	P. O. Box 796788	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75379-6788	
(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, **Judith M. Williams, an unmarried person**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Linda D. Dobson, a single woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 277 on the plan of Final Plat, Villages of Riverwood, Section One, Phase 3A, Revision One of record in Instrument No. 20110630-0050230, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Judith M. Williams, an unmarried person by Warranty Deed dated 03/16/2012 from Beazer Homes Corp., a Tennessee Corporation of record in Instrument 201203210023918, Register's Office for Davidson County, Tennessee. Said Warranty Deed corrected by Scrivener's Affidavit of record in Instrument 201203270026101, said Register's Office.

This conveyance is subject to (1) All matters as set forth per plat of record in Instrument 201106300050230. (2) Declaration of Covenants, Conditions and Restrictions of record in Instrument 200804080035557, as amended of record in Instrument 201104270032201. (3) Restrictive Covenant for Detached Structure of record in Instrument 201107180054638. (4) All matters set out in document including but not limited to restrictions of record in Instrument 201203210023918 and Instrument 201203270026101. (5) Sanitary Sewer and Pumping Station of record in Instrument 200512190152201. (6) Storm Water Drainage Easement of record in Instrument 200512190152202 and Instrument 201001080001965. (7) Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument 200707130083651. (8) Declaration of Easement for Villages of Riverwood of record in Instrument 200812090118828. (9) Storm Water Drainage and Detention Easement Agreement of record in Instrument 201001080001966. (10) Quitclaim Deed to the Homeowner's Association of record in Instrument 201104270032200, 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 1427 Riverbrook Drive, Hermitage, TN 37076
(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 my hand this 24th day of September, 2014.

Judith M. Williams

State of Tennessee
County of Wilson

Personally appeared before me Judith M. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of September, 2014.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

True Copy Certification

I, **Dolly T. Peay**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Dolly T. Peay

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a notary public for this county and state, **Dolly T. Peay**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 08/27/2018

