Davidson County DEEDWARR
Recvd: 01/09/15 08:10 2 pgs
Fees:13.00 Taxes:518.00
20150109-0002348

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 140,000.00

Affiant

Subscribed and sworn to before me, this 5th day of January, 2015.

Notary Public

My commission expires: 11-5-2018

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
REBECCA JEANNE COBB	**F&M BANK**	**06012003100**
2911 MORNINGSIDE DR	**P.O. BOX 451**	
NASHVILLE, TN 37207	**CLARKSVILLE, TN 37041**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

DOROTHY PERRY, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

REBECCA JEANNE COBB, UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 LOTS NOS. 47, 48 AND 49 OF BLOCK "C" ON THE MAP OF HIGHLAND PARK, OF RECORD IN BOOK 974, PAGE 33, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOTS ADJOIN AND FRONT TOGETHER 75 FEET ON THE EASTERLY SIDE OF MORNINGSIDE DRIVE AND RUN BACK BETWEEN PARALLEL LINES, 151 FEET ON THE NORTH LINE OF LOT 49 AND 151 FEET, 3 INCHES ON THE SOUTH LINE OF LOT 47, TO A DEAD LINE IN THE REAR, MEASURING 75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO DOROTHY O'BRIEN, A SINGLE WOMAN, BY WARRANTY DEED FROM DEAN SMITH AND WIFE, MYRTLE KING SMITH, DATED 04/27/1998 AND RECORDED ON 04/28/1998 IN BOOK 10903, PAGE 449, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DOROTHY PERRY IS ONE AND THE SAME PERSON AS DOROTHY O'BRIEN. DANIEL PERRY, HAVING SINCE DIED ON 10/11/2013, PERS THE OFFICE OF VITAL RECORDS, STATE OF TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved (____) property known as 2911 MORNINGSIDE DR, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, their heirs and 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/our hand(s) this 5th day of January, 2015.

Dorothy Perry
DOROTHY PERRY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, DOROTHY PERRY, the within named Grantor(s), 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 within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of January, 2015.

Notary Public

My Commission Expires: 5/3/16

KAYLA E. LODGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 3, 2016

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY