BILL GARRETT, Davidson County
Trans: T20150048729 DEEDWARR
Recvd: 06/18/15 14:11 2 pgs
Fees: 13.00 Taxes: 358.90
20150618-0058372

WARRANTY DEED

VR15-0338

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $97,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DreamInc	DreamInc	
1111 12th Ave S. (ADDRESS)	1111 12th Ave S. (NAME) (ADDRESS)	11905036500 (LT 9)
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	11905036600 (LT 8)

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ETHEL RHODES, A MARRIED PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DREAMINC, A TENNESSEE CORPORATION, hereinafter called the Grantee(s), their heirs and assigns, that 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. 8 and 9 on the Plan of Joiner Property, of record in Plat Book 2, Page 122, Chancery Court at Davidson County, Tennessee, to which reference is hereby made.

Said lots adjoin and front together 81 feet on the northerly side of Whitsett Road or Avenue and runs back 150 feet on the easterly line of Lot No. 9 and 162 feet on the westerly line of Lot No. 8, along with the easterly margin of a 12 foot alley, to an alley in the rear on which they measure 150.00 feet. Being the same property conveyed to Pamela Erin Lynn Patterson by Warranty Deed from Ronald J. Haislip and Renee H. Black, of record in Instrument No. 20080403-0033821, Register's Office for Davidson County, Tennessee, dated March 18, 2008 and recorded on April 3, 2008.

(Value of consideration shown in aforementioned Deed $96,000.00)

Being the same property conveyed to Ethel Rhodes, a married person by Quitclaim Deed from Pamela Erin Lynn Patterson also known as Pamela Erin Lynn Patterson Miller, a married person, of record in Instrument No. 20150407-0030651, Register's Office for Davidson County, Tennessee, dated March 1, 2015 and recorded on April 7, 2015.

Grantor has never occupied the said property as her primary residence.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 2, page 122, Chancery Court at Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 338 Whitsett Rd., Nashville, Tennessee 37210
(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 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 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 15th day of June, 2015.

Ethel Rhodes

STATE OF Tennessee
COUNTY OF Davidson

On this the 15th day of June, 2015, before me personally appeared Ethel Rhodes, a married person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 15th day of June, 2015.

Notary Public

My Commission Expires: 1-26-16

(SEAL)

WISE CARVER NOTARY PUBLIC AT LARGE COFFEE COUNTY TN

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959