WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053305 DEEDWARR
Recvd: 07/02/15 08:36 2 pgs
Fees:13.00 Taxes:347.80
20150702-0063951

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23RD DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN
My Commission Expires AUG. 23, 2016

THIS INSTRUMENT WAS PREPARED BY
William Timothy Hill, Attorney at Law

201 Fourth Ave North Ste 1800, Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CINDY DOMINICUS	CINDY DOMINICUS	19-072.10-0-007.00
(NAME)	(NAME)	
582 BAKER ROAD	582 BAKER ROAD	
(ADDRESS)	(ADDRESS)	
SMYRNA, TN 37167	SMYRNA, TN 37167	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, PHYLLIS EZELL, A SINGLE PERSON, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CINDY DOMINICUS, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 8 on the map of Dozier Place, as of record in Book 974, page 51, Register's Office for said county.

Said Lot No. 8 fronts 50 feet on the northerly side of Dozier Avenue and extends back 136.8 feet on the easterly line and 134.7 feet on the westerly line to a dead line, measuring 50.1 feet thereon.

This conveyance is made subject to Restrictive covenants contained in an instrument of record in Book 1086, page 94, Register's office for said county.

Being the same property conveyed to Kenneth G. Dallas et ux Evelyn S. Dallas, by deed dated April 2, 1957 and recorded April 3, 1957, of record at book 2642, page 499, Register's Office for Davidson County, Tennessee and Kenneth G. Dallas having died on November 12, 2012 and Last Will & Testament in Davidson County Probate Case No.: 13P136 and Evelyn Dallas having died July 31, 2014, Last Will & Testament of Probate in Davidson County Probate Case No.: 14P1548, Nashville, Davidson County, Tennessee.

Being the same property conveyed to Phyllis Jean Ezell by Deed from Calvin Wayne Dallas of record at Instrument No.: 2015421-0035575, and by Deed to Calvin Wayne Dallas and Phyllis Jean Ezell, from Phyllis Jean Ezell, Executrix and recorded at Instrument No.: 20150421-0035573, Register's Office for Davidson County, Tennessee.

This is improved property known as1027 Dozier Place, Nashville, TN 37216.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 1027 DOZIER PLACE, 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 GRANTEES, his heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, his 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 hand this 16th day of June, 2015.

BY: Phyllis Ezell
PHYLLIS EZELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, PHYLLIS EZELL, GRANTOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN this 16th day of June, 2015.

WILLIAM TIMOTHY HILL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: My Commission Expires AUG. 23, 2016

RETURN TO:

WILLIAM TIMOTHY HILL
ATTORNEY AT LAW
PRICE, HILL & KOLARICH
201 FOURTH AVE NORTH STE 1800
NASHVILLE, TN 37219