BILL GARRETT, Davidson County
Trans:T20150057033 DEEDWARR
Recvd: 07/14/15 12:35 2 pgs
Fees:13.00 Taxes:721.50
20150714-0068524

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 195,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2015.

Notary Public

My commission expires: 1-8-19

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
7065 Moores Lane, Suite 100
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Rachel C. Blank	Mortgage Firm	**07305012500**
2318 Shadow Lane	921 Douglas Ave # 200	
Nashville, TN 37216	Altamonte, Fl. 32714	

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,

Peggie J. Dobbins, unmarried

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

Rachel C. Blank single

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:

Being Lot No. 20 on the Map of Riverwood Subdivision, of record in Book 1835, page 42, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the South margin of Shadow Lane at the corner of Lots Nos. 20 and 21; thence, with the line between said lots, southerly 150 feet to a point in the north line of Lot No. 36; thence, with the line between lots Nos. 20 and 36, easterly 75 feet to the corner of Lots Nos. 19 and 37; thence, with the line between Lots Nos. 19 and 20, northerly 150 feet to the south margin of Shadow Lane; thence, with the margin of the same, westerly 75 feet to the beginning.

Being the same property conveyed to Harry L. Dobbins and wife, Peggie J. Dobbins by Warranty Deed from Bever;y Daly, unmarried and Evelyn W. Mayhugh, unmarried dated 01/25//80 and recorded on 01/28/80 in Book 5559, page 895, said Register's Office for said county. Harry L. Dobbins died 09/21/2003 leaving Peggie J Dobbins as sole owner by right of survivorship.

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 2318 Shadow Lane, Nashville, TN 37216.

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 13th day of July, 2015.

Peggie Dobbins

Peggie J. Dobbins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Peggie J. Dobbins, 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 13th day of July, 2015.

Beverly Parham

Notary Public

BEVERLY PARHAM
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 11-13-18