WARRANTY DEED

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $181,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 day of AUG, 2015.

Notary Public

MY COMMISSION EXPIRES: 7.2.2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beverly Bennett	Everett Financial	097-02-0A-227.00
(NAME)	(NAME)	
1427 Riverbrook Dr.	14801 Quorum Dr. #300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75254	
(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, WE, **Linda D. Dobson**, a single woman HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Beverly ~~Bennett~~ Bennett**, unmarried woman HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS *A. AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

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 Deed was corrected by Scrivener's Affidavit in Instrument 201203270026101, said Register's Office.

Being the same property conveyed to Linda D. Dobson, a single woman by Warranty Deed dated 09/24/2014 from Judith M. Williams, an unmarried person of record in Instrument 201409250088503, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 1427 Riverbrook Dr., Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20150074706 DEEDWARR
Recvd: 09/02/15 09:19 2 pgs
Fees:13.00 Taxes:673.03
20150902-0089166

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 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 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 our hands this 31st day of August, 2015

Linda D. Dobson

State of Tennessee

County of WILSON

On this 31st day of August, 2015 before me, a Notary public in and for said County and State, personally appeared *Linda D. Dobson*, individual(s) who executed the foregoing instrument and acknowledged the examination and reading of the same and did sign the foregoing instrument, and acknowledged that the same is said individual(s) free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public S. NIXON PRESSLEY
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

Return to: Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122