# WARRANTY DEED

Mail to:

**BANKERS TITLE**
**2 Cadillac Drive**
**Brentwood, Tennessee 37027**

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: 9-16-15
(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, TN 37172

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.: |
|---|---|---|
| David Dokter and Heidi Dokter, Husband and Wife | Mortgage Investors Group | 44--15-115 |
| (NAME) | (NAME) | |
| 913 Debow St | 8320 Eosa Walker Springs Ln. | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Knoxville TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | File No.: 20151817 |

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/we, Beverly Luann Pirtle fka Beverly Luann Smith and Russell Pirtle, wife and husband , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto David Dokter and Heidi Dokter, Husband and Wife, 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. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot number 29-17, Sections C & D, Village of Old Hickory, as shown on revised plan recorded April 10, 1951, Book 1835, page 52, Register's Office for Davidson County, Tennessee; fronting 63.1 feet on Debow Street, containing 0.18 acres, more or less;

Subject to and/or reserving one (1) permanent easement 12.5 feet wide for utilities, together with all rights in connection with said easement, including the ingress and egress over the property herein conveyed for servicing easement, all as shown on said recorded plan, which is made a part of this description by reference thereto.

The property above described abuts on Dodson Street as shown on said plan of Section D on the westerly margin thereof.

The easement reserved by the plan of Section D, Book 1424, page 65, RODCTN, and the plan of Section C, Book 1424, page 66, RODCTN, having been altered by instruments executed by all the parties owning property abutting on said street, on both the easterly and westerly margins thereof, from Ninth Street to Seventeenth Street, recorded on June 30, 1950, in Book 1853, page 281, and Book 1853, page 257, RODCTN, so as to change Dodson street from a public street to a private driveway, this conveyance of Lot 29-17, in Section C and D, is being made subject to an easement in Dodson Street for private road and public utilities only.

The above described property is conveyed subject to the covenant contained in an instrument executed by e, i. Du Pont De Nemours and Company, et als, dated February 15, 1951, and recorded on April 3, 1951, in Book 1968, page 605, RODCTN, and the grantees in this deed agree to comply with such covenant and to use that portion of the above described property fronting on the easterly side of Debow Street as the building site, and that portion immediately in the rear thereof and fronting on the westerly side of Dodson Street only for the construction of building accessory to residence to be constructed on that portion of the property fronting on the easterly side of Debow Street.

Being the same property conveyed to Beverly Luann Smith by Warranty Deed from Charlie E. Jones and wife, Katherine Jones, dated December 28, 1990 and filed of record in Book 8266, page 12, Register's Office for Davidson County, Tennessee. The said Beverly Luann Smith having since married and is now known as Beverly Luann Pirtle.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 1968, page 605, Register's Office for said County, and to easements, setback lines and any matters as set out on the aforesaid subdivision plat.

Subject to Easements of record in Book 8266, page 12, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 913 Debow St, Old Hickory, TN 37138
(House No.) (Street) (P.O. Address)

BILL GARRETT, Davidson County
Trans:T20150075210 DEEDWARR
Recvd: 09/03/15 09:01 2 pgs
Fees:13.00 Taxes:477.30
20150903-0089796

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we 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, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of August, 2015

Beverly Luann Pirtle

Beverly Luann Pirtle

Russell Pirtle

Russell Pirtle

STATE OF Tennessee )
County OF Robertson )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Beverly Luann Pirtle and Russell Pirtle, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this 27th of August, 2015.

Notary Public

My Commission Expires: 7/30/17

DON KEITH HEAD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY