Book 36

(3)

BILL GARRETT, Davidson County
Trans: T20150086054 DEEDWARR
Recvd: 10/08/15 14:51 2 pgs
Fees: 13.00 Taxes: 1128.50
20151008-0102907

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to before me, this 7TH DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-18

(AFFIX SEAL)

WARRANTY DEED

JUNE E. ROWELL NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
June E. Rowell
My Commission Expires
January 9, 2018
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff G. Lavallee, unmarried man	SWBC Mortgage Corporation (NAME)	04201003800
701 Nesbitt Court (ADDRESS)	9311 San Pedro Avenue, Ste. 100 (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	San Antonio, TX 78216 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Arthur S. Dahlhauser and wife, Margaret M. Dahlhauser, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeff G. Lavallee, unmarried man, hereinafter called the Grantees, their heirs and assigns, that 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, TENNESSEE, DESCRIBED AS FOI

BEING LOT NO. 58 ON THE PLAN OF OZARK HILLS OF RECORD IN BOOK 3700, PAGE 20, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 58 FRONTS 62 FEET ON THE SOUTHERLY SIDE OF NESBITT COURT AND EXTENDS BACK 226.0 FEET ON THE EASTERLY LINE AND 274.3 FEET ON THE WESTERLY LINE, TO A LINE IN THE REAR ON WHICH IT MEASURES 351.53 FEET.
BEING THE SAME PROPERTY CONVEYED TO ARTHUR S. DAHLHAUSER AND WIFE, MARGARET M. DAHLHAUSER BY DEED FROM JOHN W. BOGLE AND WIFE, MARTHA SUE BOGLE OF RECORD, INSTRUMENT #20000818 0081988 IN REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

ERIC BERNARD DAHLHAUSER EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF ARTHUR S. DAHLHAUSER AND MARGARET M. DAHLHAUSER PURSUANT TO DURABLE GENERAL POWER OF ATTORNEY OF RECORD BY INSTRUMENT NOS. 20151008-0102905 and 20151008-0102906, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 701 Nesbitt Court, Nashville, TN 37207
(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, 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

WARRANTY DEED
(Continued)

plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 7th day of October, 2015.

Arthur S. Dahlhauser
Arthur S. Dahlhauser

By: Eric Bernard Dahlhauser, Attorney in Fact
Eric Bernard Dahlhauser, Attorney-in-Fact

Margaret M. Dahlhauser
Margaret M. Dahlhauser

By: Eric Bernard Dahlhauser, Attorney in Fact
Eric Bernard Dahlhauser, Attorney-in-Fact

State of Tennessee
County of Davidson

On this 7th day of October, 2015, personally appeared Eric Bernard Dahlhauser, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Arthur S. Dahlhauser and Margaret M. Dahlhauser, acknowledged that such persons executed the same as the free act and deed of the said Arthur S. Dahlhauser and wife, Margaret M. Dahlhauser.

Witness my hand and seal, this 7th day of October, 2015.

Mary Birthright
Notary Public



My commission expires: 08-20-19

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072