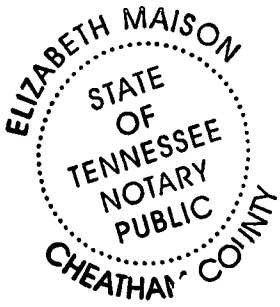
BILL GARRETT, Davidson County
Trans:T20150103123 DEEDWARR
Recvd: 12/07/15 10:05 2 pgs
Fees:13.00 Taxes:296.00
20151207-0122881



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 80000.00

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2015.

Notary Public

My commission expires: 2.11.16

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
120 DUNBAR CAVE RD., STE. A
CLARKSVILLE, TN 37043

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Dustin Mizell	**AMERICAN MORTGAGE SERVICE,**	**077 00 0 007.00**
8560 Cub Creek Road	**11503 SPRINGFIELD PIKE**	
Nashville, TN 37209	**CINCINNATI, OH 45246**	

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,

Betty Ann Webber

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

Dustin Mizell, A MARRIED MAN

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:

Beginning at a point in the center of Cub Creek Road at the common corner of the property owner by Howard Moore, formerly the Old Cullum Place, and the property owned by B.C. Miller; thence with the northeastern boundary line of said Moore's property, North 40° West 236 feet to a stake in the southeastern boundary line of a tract of land owned by Claude Moore, formerly the old E.J. Adkisson Place; thence with the southeastern boundary line of Claude Moore property, North 50° East 58 feet to a stake in the south western boundary line of a tract of land owned by B.C. Miller; thence with Miller's Line, South 46-1/2° East 165 feet to a stake with elm and ask pointers; thence South 85° East 105 feet to a point in the center of Cub Creek Road; thence with the center of said Road, South 51° West 144 feet to the beginning, containing 1/3 acre, more or less.

Being the same property conveyed to Betty Ann Webber from H. E. Collins, Trustee by Quitclaim Deed dated 5/21/1982 and recorded 5/21/1982 in Book 5889, page 83, said Davidson County Register's Office.

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 8560 Cub Creek Road, Nashville, TN 37209.

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 2nd day of December, 2015.

Betty Ann Webber

Betty Ann Webber

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Betty Ann Webber, 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 2nd day of December, 2015.

Elizabeth Maison

Notary Public

My Commission Expires: 2-11-16

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY