BILL GARRETT, Davidson County
Trans: T20160008342 DEEDWARR
Recvd: 02/01/16 11:04 2 pgs
Fees: 13.00 Taxes: 1479.63

20160201-0009357

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

J ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,900.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF January, 2016.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

ANDERSON NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

RMM15-7108

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerold Givens	New Owner	
7108 Still Spring Hollow Drive (ADDRESS)	(NAME) (ADDRESS)	
Nashville, TN 37221-2130 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	128-16-0A-070-00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BOBBIE J. DOUGHTY AND CHARLES W. GRAVES, JOINT TENANTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JEROLD GIVENS AND SHERRI GIVENS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 70 on the Plan of Section 3, Phase I, Still Spring Hollow of record in Plat Book 9700, Page 484, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles William Graves and Bobbie Jewel Doughty by Warranty deed from Stephanie Emmert, now known as Stephanie Martinez of record in Instrument No. 20130814-0085432 Register's Office for Davidson County, Tennessee, dated July 15, 2013 and recorded on August 14, 2013.

Being the same property conveyed to Dalamar Homes, LLC by Warranty deed from Charles William Graves and Bobbie Jewel Doughty of record in Instrument No. 20140129-0008080 Register's Office for Davidson County, Tennessee, dated January 27, 2014 and recorded on January 29, 2014.

Being the same property conveyed to Bobbie J. Doughty and Charles W. Graves, joint tenants by Warranty deed from Dalamar Homes, LLC of record in Instrument No. 20141008-0093382 Register's Office for Davidson County, Tennessee, dated October 3, 2014 and recorded on October 08, 2014.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Plat Book 9700, Page 484, Book 7963, Page 400, as amended in Book 8179, page 464, Book 8294, Page 40, Book 7930, Page 909, Book 9740, Page 971, Instrument Number 20030220-0022601, Instrument Number 20140129-0008080, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 7108 Still Spring Hollow Drive , Nashville, Tennessee 37221-2130
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of January, 2016.

Bobbie J. Doughty

Charles W. Graves

STATE OF Tennessee
COUNTY OF Davidson

On this the 25th day of January, 2016, before me personally appeared Bobbie J. Doughty and Charles W. Graves, joint tenants to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 25th day of January, 2016.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959