BOX #14
G#28341-2

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160035582 DEEDWARR
Recvd: 04/29/16 13:25 2 pgs
Fees:13.00 Taxes:513.38
20160429-0042206

State of Tennessee )
County of Davidson )

The actual consideration or value, whichever is greater, for this transfer is **$138,750.00.**

Affiant

Subscribed and sworn to before me, this the 28th day of April, 2016.

Notary Public

My commission expires: 2/13/17
(AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Rebecca DeVane** | **"New Owner"** | **053090B20100CO** |
| **5543 Edmondson Pike, Ste 77** | | |
| **Nashville, TN 37211** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Victor Dion Dozier, an unmarried man**

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

**Rebecca DeVane, unmarried**

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A 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. 116 on the Plan of Cumberland Station at Wilson Camp, Section Five, a Planned Unit Development, of record in Instrument No. 20060118-0006553, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.**

**BEING the same property conveyed to Victor Dion Dozier, an unmarried man, by Warranty Deed dated August 18, 2006, from Randall Phillips Homes, LLC, of record in Instrument No. 20060823-0103658, Register's Office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Instrument No. 20060118-0006553, Register's Office for Davidson County, Tennessee;**

**2) Restrictive Covenants contained in instrument of record in Book 10585, Page 496, Register's Office for Davidson County, Tennessee;**

**3) Declaration of Covenants, Conditions and Restriction for Cumberland Station at Wilson Camp, of record in Instrument No. 20011015-0112096, and amended in 20020919-0114055, in Instrument No. 20031030-0159798, and Supplemental for Section Five of record in 20060213-0017249, Register's Office for Davidson County, Tennessee;**

**4) Assignment of Developers Rights of record in Instrument No. 20061024-0131768, said Register's Office;**

**5) Subject to Storm Water Detention Agreement of record in Instrument No. 20050511-0053113, said Register's Office;**

**6) Dedication of Common Areas of record in Instrument No. 20060213-0017248, said Register's Office;**

**7) Charter of Cumberland Station at Wilson Camp Association, Inc., of record in Instrument No. 20011017-0113082, Register's Office for Davidson County, Tennessee; and,**

**8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.**

This is improved property, known as: **1104 Pawnee Trail, Madison, TN 37115**.

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 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 my/our hand(s) this **28th** day of **April, 2016.**

**Victor Dion Dozier**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Victor Dion Dozier,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **28th** day of **April, 2016.**

**My Commission Expires:** 2/13/17

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY