16-05-014

39-B

File #16-1118

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 05/25/16 15:11 3 pgs
Fees:18.00 Taxes:777.00
20160525-0052756

WARRANTY DEED

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, the undersigned **Charlee A. Sloan, a single woman**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Shirley Dobbins, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

Land in Davidson County, Tennessee, being Unit No. 2043, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee. Said unit being depicted on the condominium site plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No. 2 on the Plan of the Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charlee A. Sloan, a single woman, by deed from Dallas Merchant, unmarried, dated June 28, 2011, of record as Instrument No. 20110707-0052141, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 2043 Stokes Lane, Nashville, TN 37215.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 25th day of May, 2016.

Charlee A. Sloan

State of Tennessee)
County of Davidson)

On this 25th day of May, 2016, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Charlee A. Sloan, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 210,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of May, 2016.

Notary Public

My Commission Expires: 7/2/18

DEE FILES KENNEDY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Shirley Dobbins		117-07-0M-018.00
688 S Sanders Road	NEW OWNER	
Troy, TN 38260-3830		

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON