BILL GARRETT, Davidson County
Trans: T20160052991 DEEDWARR
Recvd: 06/22/16 09:48 2 pgs
Fees: 13.00 Taxes: 684.50
20160622-0063435

WARRANTY DEED

Emily Kornbau
State of Tennessee Notary Public
Sumner County
My Commission Expires June 19, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of June, 16.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jermaine S. Dobbins and Jennifer Eileen Ryan Dobbins	New Owner	060 02 0 170.00
(NAME)	(NAME)	
3024 Creekwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Five Thousand And No/100 Dollars ($185,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Alison Cherney and Julie Stephens**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jermaine S. Dobbins and Jennifer Eileen Ryan Dobbins, husband and wife**, 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:

Being Lot No. 156 on the plan of Section One, Parkwood Estates, of record in Book 2900, Page 119 and 120, Register's Office for Davidson County Tennessee, to which said plat is made a part hereof and incorporated herein by reference.

Being the same property conveyed to Raymond Leon Whitelow, unmarried by Warranty Deed from H.T. Cobb, Jr. et ux Sarah Cobb dated June 30, 1977 and recorded July 6, 1977 in Book 5167, Page 443, in the said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anthony A. Whitelow and wife, Shirley Whitelow by Warranty Deed from Raymond Leon Whitelow dated January 21, 1999 and recorded January 26, 1999 in Book 11311, Page 522, in the said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Mellon f/k/a The Bank of New York, successor to JPMorgan Chase Bank, N.A., Trustee for Centex Home Equity Loan Trust 2004-B by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated July 23, 2015 and recorded July 29, 2015 as Instrument No.

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201507290074371, in the said Register's Office for Davidson County, Tennessee. *Being corrected December 23, 2015 as Instrument No. 201512230129012, in the said Register's Office for Davidson County, Tennessee.*

Further being the same property conveyed to Alison Cherney and Julie Stephens by Special Warranty Deed from The Bank of New York Mellon f/k/a The Bank of New York, successor to JPMorgan Chase Bank, N.A., Trustee for Centex Home Equity Loan Trust 2004-B dated January 12, 2016 and recorded February 8, 2016 as Instrument No. 201602080011867, in the said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3024 Creekwood Drive, Nashville, TN 37027

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, has 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 our hands this 17th day of June, 2016.

Alison Cherney

Julie Stephens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state. Alison Cherney and Julie Stephens the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th of June, 2016.

Notary Public

My Commission Expires: 3/6/18

(SEAL)

WILLIAMSON COUNTY
TENNESSEE NOTARY PUBLIC
STATE OF
DAWN D. CHASE

File Number: FRN-163404SSO