16-CD-327

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160066566 DEEDWARR
Recvd: 08/02/16 15:13 2 pgs
Fees:13.00 Taxes:567.58
20160802-0079870

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$153,400.00.**

Leslie McCallum
Affiant

Subscribed and sworn to before me this 25 day of July, 2016.

Notary Public
My Commission expires
(Affix Seal)

SUSAN L. JACKSON
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 06-15-2019

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Gina Lynn Rawls	First Community Mortgage Inc	053-08-0-09500
2609 Dabbs Avenue	275 Robert Rose Drive	
Old Hickory, TN 37138	Murfreesboro TN 37129	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andrew Bateman, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Gina Lynn Rawls, a single person**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1:

Land in Davidson County, Tennessee, being the Easterly 30 feet of the Westerly 44 feet Lot No. 7, Block 16, Dabbs and Elliott Subdivision, Old Hickory, Tennessee, of record in Book 547, Page 127, Register's Office for Davidson County, Tennessee; Said part of Lot No. 7 fronts 30 feet on the Northerly side of Dabbs Avenue and extends back between parallel lines 50 feet to a dead line.

Tract 2:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 100 feet of Lot No. 7 of Block 16 on the Map of Dabbs and Elliott Subdivision, Old Hickory, Tennessee, as of record in Book 547, Page 127, said Register's Office for Davidson County, Tennessee; Said part of said lot fronts 50 feet on the Northeasterly side of Dabbs Avenue and runs back between parallel lines 50 feet to a dead line.

Being the same property conveyed to Andrew Bateman, unmarried from CitiFinancial, Inc., by Jessica Ham, in her capacity as Closing Analyst for Olympus Asset Management, Inc., a Maine Corporation, its Attorney in Fact by Tennessee Special Warranty Deed on November 13, 2013, of record in Instrument Number 20131115-0118292, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 547, Page 127, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2609 Dabbs Avenue, Old Hickory, TN 37138**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 25, 2016.

Andrew Bateman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andrew Bateman,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 25, 2016

My commission expires 8/5/19

Notary Public

