(1)

BILL GARRETT, Davidson County
Trans:T20160067366 DEEDWARR
Recvd: 08/04/16 12:50 2 pgs
Fees:13.00 Taxes:1110.00
20160804-0080917

Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
220 N. Spring Street
Murfreesboro, TN 37130
File No.0504-16

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Tracey Herron
Affiant

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 2016

Georgette R Kennedy
Notary Public
My Commission Expires: 03-07-17

Address of New Owner	Send Tax Bills To:	
Lyssa Claire Wiles 1027 Dozier Place Nashville, TN 37216	F & M Bank 50 Franklin Street Clarksville, TN 37040	Map/parcel: 072-10-0-007.00

WARRANTY DEED

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

Cindy Dominicus, married,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lyssa Claire Wiles, unmarried,

HEREINAFTER CALLED THE GRANTEE(S), her HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE DESCRIBED AS FOLLOWS, TO WIT:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 8 on the map of Dozier Place, as of record in Book 974, Page 51, Register's Office for Davidson County, Tennessee.

SAID Lot No. 8 fronts 50 feet on the northerly side of Dozier Avenue and extends back 136.8 feet on the easterly line and 134.7 feet on the westerly line to a dead line, measuring 50.1 feet thereon.

BEING the same property conveyed to Cindy Dominicus by Warranty Deed from Phyllis Ezell, a single person, dated 6/16/15 and recorded 7/2/15 in Instrument Number 20150702-0063951, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

Subject property is not the marital residence of the Grantor, nor her spouse or any dependents.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1027 Dozier Place Nashville, TN, 37216

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), her heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 3rd day of August, 2016

Cindy Dominicus

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within Cindy Dominicus and , with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

Witness my hand and official seal this 3rd day of August, 2016

Notary Public

My Commission Expires: 5-20-17

KELLY DORSEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY