Davidson County DEEDWARR
Recvd: 01/03/17 10:09 3 pgs
Fees:18.00 Taxes:658.60
**20170103-0000163**

**Prepared by:**
**Realty Title & Escrow Company, Inc.**
**1285 North Mt. Juliet Road**
**Mt. Juliet, TN 37122**

**STATE OF TENNESSEE**
**COUNTY OF WILSON**
**The actual consideration or value, whichever is greater, for this transfer is $178,000.00.**

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-30-2018

Affiant

**Subscribed and sworn to before me, this 30 day of December, 2016.**

Notary Public
My commission expires:

**06-1611-76597**

| Address of New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Richard N. Dooley | Regions Bank d/b/a | 063-16-0-B-187.00 |
| 101 Chitwood Ct. | 2050 Parkway Office Circle | |
| Old Hickory TN 37138 | Birmingham, AL 35244 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Timothy W. Lankford, married**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Richard N. Dooley and Jamie K. Dooley, husband and wife**, hereinafter called the Grantees, their successors 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. 269, on the Plan of Hampton Park (formerly known as Chitwood Downs), of record in Book 6900, Page 405, as amended in Book 6900, Pages 550, 551, and 552, as corrected and amended in Book 7462, Page 445, and in Book, 8181, Page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Timothy W. Lankford and wife, Tonya S. Lankford by deed from Fox Ridge Homes, Inc., dated June 10, 1991, recorded June 11, 1991, of record in Book 8371, Page 870, Register's Office for Davidson County, Tennessee. The said Tonya S. Lankford having since died.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Vicki Lankford, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This property is improved property known as 101 Chitwood Ct., Old Hickory, TN 37138.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30 day of December, 2016.

Timothy W. Lankford

Vicki Lankford

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Timothy W. Lankford and Vicki Lankford**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 30th day of December, 2016.

Notary Public
State of Tennessee at Large




My Commission expires:

# True Copy Certification

I, Jason Nguyen, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Gail Hudson, a notary public for this county and state, Jason Nguyen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

{Notary' Seal}

