SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Dawsey Properties, LLC, et al
12028 Holland Court
Bon Aqua, TN 37025

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 05308006100

Davidson County DEEDWARR
Recvd: 06/05/17 08:03 3 pgs
Fees:18.00 Taxes:301.55
20170605-0055493

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **DORRIS HAYWOOD AND WIFE, PEGGIE HAYWOOD,** has this day bargained and sold and do hereby transfer and convey unto, **DAWSEY PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, A ONE-HALF UNDIVIDED INTEREST, AND GEORGE DAVID THOMPSON,A ONE-HALF UNDIVIDED INTEREST,** their heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 72 feet of Lot No. 14, Block 10, on the Plan of Dabbs and Elliott's Subdivision, of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 14 frons 72 feet on the westerly side of Dabbs Avenue and extends back between parallel lines with the southerly margin of an alley, 50 feet to a dead line.

Being the same property conveyed to Dorris Haywood and wife, Peggie Haywood, by Warranty Deed from Dean E. Flint, unmarried, on March 26, 2015, and record on April 2, 2015, in Instrument No. 20150402-0029065, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

This is improved property known as 2408 Dabbs Avenue, Old Hickory TN 37138

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2017 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

We further covenant with the said grantees, that we are lawfully seized and possessed of said real estate; that we have a good right to convey the same, and that it is unencumbered except for the 2017 real property taxes, which taxes have been prorated between the parties herein and

the grantors having paid their prorata share unto the grantees; the grantees assume and agree to pay the same when due.

We do further covenant and bind ourselves, our heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantees, their heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 2nd day of June, 2017.

Dorris Haywood
Dorris Haywood

Peggie Haywood
Peggie Haywood

STATE OF TENNESSEE )
: ss.
COUNTY OF RUTHERFORD )

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Dorris Haywood and Peggie Haywood, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 2nd day of June, 2017.

Eileen Smith
NOTARY PUBLIC

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $81,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Eileen Smith
AFFIANT

Sworn to and subscribed before me, this the 2nd day of June, 2017.

Tricia L Dittmer
NOTARY PUBLIC

TRICIA L DITTMER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 2/20/18

## TRUE COPY CERTIFICATION

I, **EILEEN SMITH,** 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.

Eileen Smith
EILEEN SMITH

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, Tricia L. Dittmer, a notary public for this county and state, Eileen Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tricia L Dittmer
Notary's Signature

My Commission Expires: 2/20/18

Notary Seal:

