This instrument prepared by:
Fidelity Residential Solutions
7161 Bishop Road, Suite 250
Plano, TX 75024
784188 2016-19752
Terry Chandler

Davidson County DEEDWARR
Recvd: 07/10/17 09:29 4 pgs
Fees:23.00 Taxes:1850.00
20170710-0068770

WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	
Wayne Flatt and Sarah Trahern	Same	105-01-0
1009 Villa Place		122.00
Nashville, TN 37212		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged **Gregory D. Dibb and Melinda Dibb, husband and wife,** have this day bargained and sold, and do hereby transfer and convey unto the said **Wayne Flatt and Sarah Trahern** husband and wife, the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

For APN/Parcel ID(s): 105-01-0-122.00

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of B. F. Shields' Heirs' Plan of record in Book 57, Page 31, of the Register's Office for said County. Said Lot No. 17 fronts 50.25 feet on the westerly side of Villa Place, or Avenue and runs back between parallel lines 150.6 feet to an alley, in the rear on which it measures 50.15 feet.

BEING the same property conveyed to Gregory D. Dibb by Warranty Deed from Carl Massaro and Lori Evans, Husband and Wife, dated May 26, 2006, recorded May 31, 2006, in Instrument 20060531-0063775, in the Register's Office for Davidson County, Tennessee.

Being property known as 1009 Villa Place, Nashville, TN 37212, according to the present system of numbering houses in Davidson County, Tennessee.

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.05.19

STATE OF
COUNTY OF TN

The actual consideration or value whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me this the 7 day of July

Notary Public ✓

My commission expires: ✓ 3-8-2021
(Affix Seal)

DELANA LOWHORN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

This is unimproved ( ), known as 1009 Villa Place, Nashville, TN 37212
improved (✓)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 9th day of MAY, 2017, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X _____
Gregory D. Dibb

X _____
Melinda Dibb

STATE OF
COUNTY OF

Personally appeared before me, RON K IKEBE, a Notary Public in and for said County and State, Gregory D. Dibb, the within named bargainor married (fill in marital status), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of MAY, 2017.

✓ _____
Notary Public
My Commission Expires: ✓ July 26, 2020

(This area for official notarial seal)

RON K. IKEBE
COMM. # 2158585
NOTARY PUBLIC - CALIFORNIA
SANTA CLARA COUNTY
COMM. EXPIRES JULY 26, 2020

Page 3 Warranty Deed Acknowledgment

STATE OF California
COUNTY OF Santa Clara

Personally appeared before me, Ron K Ikebe, a Notary Public in and for said County and State, Melinda Dibb, the within named bargainor Married (fill in marital status), 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 for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2017.

✓ Ron K Ikebe
Notary Public
My Commission Expires: ✓ July 26, 2020

(This area for official notarial seal)

MGC1 RON K. IKEBE COMM. # 2158585 NOTARY PUBLIC - CALIFORNIA SANTA CLARA COUNTY COMM. EXPIRES JULY 26, 2020 MGC1

Exhibit "A"

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of B. F. Shields' Heirs' Plan of record in Book 57, Page 31, of the Register's Office for said County. Said Lot No. 17 fronts 50.25 feet on the westerly side of Villa Place, or Avenue and runs back between parallel lines 150.6 feet to an alley, in the rear on which it measures 50.15 feet.