Davidson County DEEDWARR
Recvd: 08/07/17 15:44 3 pgs
Fees:18.00 Taxes:492.10
20170807-0080803

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 day of August, 2017.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 12/10/19
(AFFIX SEAL)

DAWN THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Warranty Deed

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karlton David Sequeira 1215 Timber Valley Drive Nashville, TN 37214	New Owner	108-12-166.00

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, we,

Sarah Dawn Dobbs, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Karlton David Sequeira, an unmarried man

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Lot Number 46-B on the Plan of Zone Lot Division of Lots 46, 47 and 48 of Section 4, of East Lake Subdivision, of record in Book 5800, Page 245 and amended in Book 6250, Page 152, Register's Office for said County, to which plat reference is hereby mentioned for a more complete and accurate description of said lot.

Being the same property conveyed to Sarah Dawn Dobbs, unmarried by Cash Deed for Tennessee from Shaun Donovan, The Secretary of Housing and Urban Development, of Washington, D.C., dated August 29, 2010, of record in Instrument Number 20100902-0069896, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 6250, Page 152 a resubdivision of Plat Book 5800, Page 245, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 6152, Page 427, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1215 Timber Valley Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 and assigns, forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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(s) this 3 day of August, 2017.

Sarah Dawn Dobbs

STATE OF Texas
COUNTY OF Bryan

Personally appeared before me, Sarah Dawn Dobbs, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of August, 2017.

Sean M Hersey
NOTARY PUBLIC

My Commission Expires: 8/6/2020

SEAN M. HERSEY
Notary Public, State of Texas
Comm. Expires 02-08-2020
Notary ID 126404400

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, DARLENE K. SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-2019
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY