WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-41944



STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Julia Bearden	NEW OWNER	117-07-OM-018.00
(NAME)	(NAME)	
2043 Stokes Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 66127 **DEEDWARR**
03/07/2018 10:56:07 AM 2 pgs
Fees: $13.00 Taxes: $943.50

20180307-0021486

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Shirley Dobbins, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Julia Bearden**, hereinafter called the GRANTEE(S), her heirs and/or 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 Unit No. 2043, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee. Said unit being depicted on the condominium site plan attached as Exhibit C to the aforementioned Master Deed and being located upon Lot No.2 on the Plan of the Resubdivision of Woman's Club of Nashville of record in Plat Book 6200, page 383, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shirley Dobbins, unmarried by Warranty Deed from Charlee A. Sloan, a single woman, dated May 25, 2016 and recorded May 25, 2016 of record in Instrument No. 20160525-0052756, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2018 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 6200, page 383, in the Register's Office for Davidson County, Tennessee.
Rights of the Co-Owners of Fairsted Partners, a Tennessee general Partnership in the general common elements and limited common elements as set forth in the Master Deed recorded in Instrument No. 20021121-0145225, Amended recorded as Instrument No. 20030328-0041138, inclusive, Davidson County Records, and as amended, conditions, regulations, restrictions, easements and other matters as set forth in the above described Master Deed, Amendment(s) and Statute.

Covenants, conditions, easements and restrictions recorded, as Book 9619 Page 112, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement recorded in Book 3921, Page 507 in the Register's Office of Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2043 Stokes Lane, Nashville, TN 37215
(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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 28th day of February, 2018.

Shirley Dobbins

State of Tennessee
County of Williamson

Personally appeared before me Shirley Dobbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 2nd day of March, 2018.

Notary Public
My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

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5107 Maryland Way
Brentwood, TN 37027

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SMG TN Warranty Deed