Prepared By:
Timios, Inc.
5716 Corsa Ave., Suite 102
Westlake Village, CA 91362
Phone: (877) 884-6467

After Recording Return To:
CHERYL G. DOKES
3828 LAKE AIRE DRIVE
NASHVILLE, TN 37217

Send Tax Bills To:
CHERYL DOKES
3828 LAKE AIRE DRIVE
NASHVILLE, TN 37217

Bill Garrett Davidson County
Batch# 104134 DEEDWARR
06/13/2018 12:09:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180613-0056788

WARRANTY DEED

PARCEL NUMBER: 136 07 0 067.00

THIS INDENTURE, made this 7 day of June, 2018, by and between **CHERYL GLENDINNING DOKES WHO ACQUIRED TITLE AS CHERYL GELNDINNING DOKES,** party or parties of the first part, hereinafter collectively referred to as GRANTOR, and **CHERYL GLENDINNING DOKES,** as party or parties of the second part, hereinafter referred to as GRANTEE (the words Grantor and Grantee to include their respective heirs, successors and assigns where the context requires or permits):

***3828 LAKE AIRE DRIVE NASHVILLE TN 37217**

WITNESSETH: For and in consideration of Zero Dollars ($0.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in DAVIDSON, State of Tennessee:

See Exhibit "A" attached and made a part here to

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons. The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF: The said parties of the first part have hereunto set their hands and seal the day and year first above written.

Ella K. Butler
Witness 1

Cheryl Glendinning Dokes
CHERYL GLENDINNING DOKES

Witness 2

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **CHERYL GLENDINNING DOKES**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 7 day of June, 2018.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant
Cheryl Glendinning Dokes

Sworn to and subscribed before me this 7 day of June, 2018.

My Commission Expires: 09/07/2020

Ella K. Butler
Notary Public

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Legal Description:

THE FOLLOWING DESCRIBED TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING LOT NO. 86 ON THE PLAN OF PRIEST LAKE PARK, SECTION II, AS OF RECORD IN BOOK 4175, PAGES 56, 57 AND 58, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHWESTERLY MARGIN OF LAKE AIRE COURT, AT THE CORNER OF LOTS 85 AND 86;

THENCE WITH THE LINE BETWEEN SAID LOTS, NORTHWESTERLY 115.61 FEET TO A POINT;

THENCE EASTERLY WITH THE LINE BETWEEN LOTS 86 AND 87, 183.28 FEET TO A POINT IN THE WESTERLY MARGIN OF LAKE AIRE DRIVE;

THENCE WITH THE MARGIN OF THE SAME, SOUTHEASTERLY 86.83 FEET TO A POINT AT THE BEGINNING OF A CURVE;

THENCE AROUND SAID CURVE; SOUTHWESTERLY 36.41 FEET TO A POINT IN THE NORTHERLY MARGIN OF LAKE AIRE COURT;

THENCE WITH THE MARGIN OF THE SAME, AROUND CURVE IN A WESTERLY AND SOUTHWESTERLY DIRECTION 106.29 FEET TO THE POINT OF BEGINNING.

APN: 136 07 0 067.00

BEING THE SAME PROPERTY CONVEYED TO CHERYL GELNDINNING DOKES BY DEED FROM MARTIN CHARLES DOKES RECORDED 11/02/1992 IN DEED BOOK 8772 PAGE 911, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Bianca Williams, 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.

Bianca Williams
Signature

State of Texas

County of Collin

Personally appeared before me, Katherine Witt, a notary public for this county and state, Bianca Williams 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: 5/21/19
Notary' Seal (if on paper)

KATHERINE WITT
MY COMMISSION EXPIRES
May 21, 2019