Bill Garrett Davidson County
Batch# 107517 DEEDWARR
06/22/2018 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $534.65
20180622-0060480

WARRANTY DEED

File #18282

S. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$144,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES: 12.03.19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy M Hite	Atlantic Bay Mortgage	04915002300
(NAME)	(NAME)	
3403 Tisdale Drive	596 Lynnhaven Pkwy, Ste. 200	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Jerry Dobson and wife, Blanchie L. Dobson,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peggy M Hite, Unmarried and Joseph Hite, Married** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND 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 Lot No. 1B on the Plan of Zone Lot Division, Lot 1, Deer Meadows, Phase I of record in Plat Book 5800, Page 390, Revision of Plat Book 5800, Page 270, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jerry Dobson and wife, Blanchie L Dobson by Cash deed from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C. of record in Book 8679, page 943, Register's Office for Davidson County, Tennessee, dated July 07, 1992 and recorded on July 21, 1992.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 3403 Tisdale Drive, Whites Creek, TN 37189

(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 this 21st day of June, 2018.

Jerry Dobson

Blanchie L. Dobson

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jerry Dobson and Blanchie L. Dobson, the bargainor(s), with whom I am personally acquainted (or 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 and official seal this 21st day of June, 2018.

Notary Public

My Commission Expires:

GREG FAIRBETTI II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

