Karen Johnson Davidson County
Batch# 252451 DEEDWARR
07/03/2019 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $599.40
20190703-0065387

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 9-20-21
(AFFIX SEAL)

CHRISTOPHER BUCKLEY BUTLER NOTARY PUBLIC STATE OF TENNESSEE WILSON CO.

Y-BR-19-506

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Alison Krawczyk	F & M Bank	
(NAME) **506 Lakebrink Ct.**	(NAME) 221 Indian Lake Blvd	**096-16-0A-041.00**
(ADDRESS) **Nashville, TN 37214**	(ADDRESS) Hendersonville TN 37075	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **ELIZABETH DOBBS HARRIS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALISON KRAWCZYK, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 49 on the Plan of the First Revision, Phase One, Larchwood, Section Two, Planned Unit Development of record in Book 6200, Page 347, Register's Office for said County, to which said plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Dottie J. Dobbs by Special Warranty deed from Fred E. McDaniel and wife, Teresa M. McDaniel of record in Book 8051, page 436, Register's Office for Davidson County, Tennessee, dated 02/23/1990 and recorded on 02/23/1990.

The said Dottie J. Dobbs (also known as Dorothy Jean Dobbs) having since died on December 4, 2018, devising said property to Elizabeth Dobbs Harris per Last Will and Testament of record in Case Number 18P2136 in the Probate Court for Davidson Count, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 347, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6299, Page 152, Book 6301, Page 82, Book 6391, Page 449, Book 6767, Page 385, Book 6299, Page 166, Book 6301, Page 96, and Book 9827, Page 12, Register's Office for Davidson County, Tennessee.
- By-Laws in Book 6299, Page 166, Book 6301, Page 96, Book 6873, Page 939 and Book 7271, Page 342, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed to HOA for Open Space in Book 6767, Page 385, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 6391, Page 434 and Book 6391, Page 440, Register's Office for Davidson County, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **506 Lakebrink Ct., Nashville, Tennessee 37214**.

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), their heirs and 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), 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/our hand(s) this the 2nd DAY OF JULY, 2019.

Elizabeth Dobbs Harris by John Gleaves, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIZABETH DOBBS HARRIS, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH DOBBS HARRIS.

Witness my hand and official seal, this the 2nd of July, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commiss... 03-08-2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

