File No. [redacted]1805

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2005.

Notary Public

MY COMMISSION EXPIRES: 1/12/08

(AFFIX SEAL)

Davidson County DEEDWARR
Rec'd: 07/14/05 08:34 2 pgs
Fees:13.00 Taxes:284.90
20050714-0081494

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY

[illegible]
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald R Doss	American Mortgage Network	082-08-0-25
(NAME)	(NAME)	
711 Hart Avenue	11625 Rainwater Drive, Bldg. 500	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208	Alpharetta, Georgia 30004	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Tommy Sidwell, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donald Ray Doss, an unmarried man, HEREINAFTER CALLED THE GRANTEE(S), 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. 23 on the plan of Hart's Addition, Subdivision of J.W. McFerrin's 6 ¼ Acres tract East Nashville, of record in Book 57, Page 129, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tommy Sidwell, married by Special Warranty Deed from JP Morgan Chase Bank as Trustee of record in Instrument No. 20050207-0014147, Register's Office for Davidson County

Taxes for the year 2005 and subsequent years, a lien, but not yet due and payable. All prior years are paid.

Subject to all matters as set forth per Plat Book 57, Page 129, Register's Office of said County.

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 711 Hart Avenue, Nashville, TN 37208
(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), HIS 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), HIS 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 1st day of July, 2005.

Tommy Sidwell

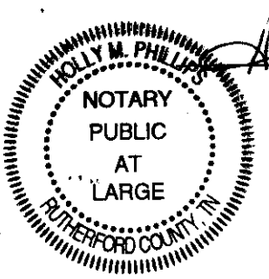
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Tommy Sidwell, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 1st day of July, 2005.

Witness my hand at office this 1st day of July, 2005.

Commission expires: 12/15/07



Notary Public

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RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064