Davidson County DEEDWARR
Recvd: 08/03/05 14:52 2 pgs
Fees:13.00 Taxes:407.00

20050803-0091207

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# WARRANTY DEED

MARY BIRTHRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 24, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August 2005

Notary Public

MY COMMISSION EXPIRES: 11/24/07
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Bill Dorris (NAME) | DB & B Investments (NAME) | P/O MAP 042-08 |
| P.O. Box 1788 (ADDRESS) | 2020 Fieldstone Pkwy Ste 900-222 (ADDRESS) | PARCEL 018.00 |
| Madison, TN 37116 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (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, Cloister Investments II, LLC, A Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bill Dorris, Unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lots Nos. 1,2,3 & 4 on the Final Plat of Fillmore Place at Instrument No. 20050614-0067969, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lots.

BEING part of the same property conveyed to Cloister Investments II, LLC by Warranty Deed from W. J. Fillmore and wife, Cleo Fillmore of record by Instrument No. 20050131-0011088, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2005, and subsequent years, easements and restrictive covenants of record.

unimproved ( X )
This is improved ( ) property, known as Lots 1,2,3,& 4 Fillmore Place, Madison, TN 37115
(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 2nd day of August, 2005

Cloister Investments II, LLC
By: Robert B. Huffine
Robert B. Huffine, Chief Manager

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

**Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert B. Huffine, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that he is the Chief Manager of Cloister Investments II, LLC, a Tennessee Limited Liability Company, and that Robert B. Huffine, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said Cloister Investments II, LLC, by signing his name as such Chief Manager.**

**Witness my hand and official seal at Goodlettsville, Tennessee, this the 2nd day of August, 2005.**

Mary Birthright
**Notary Public**

**My Commission Expires:** 11/24/07

