File No. 260900788

WARRANTY DEED

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 26, 2008

STATE OF TN
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 10/17/06 09:38 2 pg
Fees:13.00 Taxes:384.80
20061017-0128582

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jared Wayne Dowdy	Mortgage Investors Group	04304005000
(NAME) 147 SCENIC VIEW ROAD	(NAME) 8320 E. Walker Springs Lane	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Knoxville, TN 37923	
(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, We, Sheri Prosser, and Husband, Marc Prosser, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jared Wayne Dowdy, and Wife, Jessica L. Dowdy and Jerry L. Cleveland, and Wife, Dorothy L. Cleveland, HEREINAFTER CALLED THE GRANTEE(S), Their HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A CERTAIN TRACT OR PARCEL OF LAND situated in Davidson County, Tennessee, being known and designated at Lot R on the unrecorded plan showing the subdivision of Lots 46, 59, 49 and 64 to 66, on the unrecorded plan of Scenic View Subdivision, not of record, and described according to survey dated July 29, 1974 by John B. Kohl, III, registered land surveyor as follows:

BEGINNING at a point in the northeast margin of Scenic View Road, (formerly Havron Avenue), 1690.2 feet northwest from a concrete monument set in said margin of said road at the beginning of a curve into Hillbrook Drive; thence, with the margin of Scenic View Road (formerly Havron Avenue), North 46 deg. 29 mm. West, 69.1 feet to a point; thence, North 43 deg. 31 mm. East, 170 feet to a point; thence, South 46 deg. 29 mm. East, 69.1 feet to a point; thence, South 43 deg. 31 m in. West, 170 feet to the POINT OF BEGINNING.

Being the same property conveyed to SHERI PROSSER, Unmarried by deed (DEEDWARR) from HOUSEHOLD FINANCIAL CENTER INC of record in Deed Instrument 200606060066630 on 05/25/2006 and filed for record on 06/06/2006 , Register's Office for said County. The said Sheri Prosser having since married to Marc Prosser.

Marc Prosser joins in this conveyance to convey any and all rights he may have in this property.

No insurance is afforded as to the exact amount of acreage contained in the property described herein.

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 147 SCENIC VIEW ROAD, Old Hickory, TN 37138
(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), 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 hands this 13th day of October, 2006.

Sheri Prosser

Marc Prosser

STATE OF TN

COUNTY OF WILSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Sheri Prosser and Husband, Marc Prosser the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 13th day of October, 2006.

Commission expires: 11-28-09

Notary Public

File Number: 260900788

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY