# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/03/08 08:35 3 pgs
Fees:18.00 Taxes:218.30

20081203-0117107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE.

Notary Public

MY COMMISSION EXPIRES: 8/23/09
(AFFIX SEAL)

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

**THIS INSTRUMENT WAS PREPARED BY**
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Frankie A. Matthews | NEW OWNER | Map & Parcel 052160005.00 |
| (NAME) | (NAME) | |
| 302 Shepherd Hills Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Madison, Tennessee 37115 | | |
| (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, Douglas M. Moseley and Carolyn Parker, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frankie A. Matthews, 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 Lot No. 44 on the Map of Marlin Meadows Subdivision, Section 4, as of record in Book 2133, Page 66, Register's Office for said County.

Beginning at a point in the northerly margin of Evergreen Trail at the common corner of Lots Nos. 44 and 45; thence with the line between said lots 160 feet to a point; thence easterly 125.1 feet to a point in the margin of Marlin Pass; thence with the margin of same southerly 135 feet to the beginning of a curve; thence around said curve in a southwesterly direction 39.27 feet to a point in the margin of Evergreen Trail; thence with the margin of same westerly 100 feet to the point of beginning.

Being the same property conveyed to Richard Dorney and wife, Dorothy P. Dorney by deed from Edward E. Marlin and wife, Florence Claudia Marlin of record in Book 2400, Page 611 and by Instrument of Corrected in Book 2444, Page 562, Register's Office, Davidson County, Tennessee. The said Dorothy P. Dorney P. Dorney predeceased Richard Dorney. Richard Dorney having since died intestate, leaving Richard Michael Dorney his only heir at law. The said Richard Michael Dorney has since died intestate, leaving Douglas M. Moseley and Carolyn Parker as his only heirs at law as shown by Order in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket Number 08P-1513.

The Co-Administrators join herein for the purpose of warranting to the grantee that they shall defend this estate for all taxes and debts whatsoever.

This is the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 2133, Page 66, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 817 Marlin Pass, 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 our hands this 21 day of November, 2008

Carolyn Parker

Carolyn Parker

Carolyn Parker
Co-Administrator of the Estate of Richard Michael Dorney

STATE OF Texas
COUNTY OF El Paso

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Parker the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at El Paso, Texas this 21 day of November, 2008.

Commission expires:

ESTHER CUELLAR
NOTARY PUBLIC
In and for the State of Texas
My commission expires
06-14-2012

Esther Cuellar
Notary Public

STATE OF Texas
COUNTY OF El Paso

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Carolyn Parker as Co-Administrator of the Estate of Richard Michael Dorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Co-Administrator of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at El Paso, Texas, this the 21 day of November, 2008.

Esther Cuellar
NOTARY PUBLIC

My Commission Expires:

ESTHER CUELLAR
NOTARY PUBLIC
In and for the State of Texas
My commission expires
06-14-2012

Witness our hands this 21 day of Nov, 2008

Douglas M. Moseley
Douglas M. Moseley

Douglas M. Moseley
Douglas M Moseley
Co-Administrator of the Estate of Richard Michael Dorney

STATE OF Texas
COUNTY OF El Paso

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Douglas M. Moseley the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

**Witness my hand and official seal at** El Paso, Texas this 21 day of November, 2008.

Commission expires:

ESTHER CUELLAR
NOTARY PUBLIC
In and for the State of Texas
My commission expires
06-14-2012

Esther Cuellar
Notary Public

STATE OF Texas
COUNTY OF El Paso

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Douglas M. Moseley as Co-Administrator of the Estate of Richard Michael Dorney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Co-Administrator of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at El Paso, Texas, this the 21 day of November, 2008.

Esther Cuellar
NOTARY PUBLIC

My Commission Expires:

ESTHER CUELLAR
NOTARY PUBLIC
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My commission expires
06-14-2012