File No. 91168

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100009447 DEEDWARR
Recvd: 02/17/10 11:00 2 pgs
Fees:13.00 Taxes:425.50
20100217-0012066

Rebecca Campbell
State Of Tennessee Notary Public
Sumner

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF FEBRUARY, 2010.

Notary Public

MY COMMISSION EXPIRES: 2/28/12
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marsha Harris | Dover Mortgage Company | 14815004700 |
| (NAME) | (NAME) | |
| 4845 Cimarron Way | 711 East Morehead St. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Charlotte, TN 28202 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN 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, J. C. Rosson and wife, Gail C. Rosson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marsha Harris, an unmarried woman, 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. 166 on the Plan of Apache Hills Subdivision, Section 3, as of record in Book 4175, page 9, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the same property conveyed to J. C. Rosson and wife, Gail C. Rosson by deed from William & Lee, Inc. , dated December 21, 1971 and recorded on December 27, 1971 in Book 4563, page 959, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 4225, page 657, Book 4361, page 162 and Book 4454, page 301, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4845 Cimarron Way, Antioch, TN 37013
(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.

File No. 91168
Witness our hands this 12th day of February, 2010.

J. C. Rosson

Gail C. Rosson

STATE OF TENNESSEE

COUNTY OF SUMNER

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

Witness my hand and official seal this 12th day of February, 2010.

Commission expires: 6/28/12

Rebecca C... State Of Tennessee Notary Public Sumner Co...

Notary Public