Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $155,500.00

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

Affiant

Subscribed and sworn to before me, this 21st day of July, 2010.

Notary Public
My commission expires:

02-1005-46972

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| Kathy A. Dossett<br>306 Fanin Drive<br>Goodlettsville TN 37072 | Magna Bank<br>6523 Quail Hollow Rd #300<br>Memphis, TN 38120 | 018-12-0-052.00 |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey A. Mulvihill and Angela P. Mulvihill, husband and wife, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kathy A. Dossett, unmarried, hereinafter called the Grantees, their successors 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. 63, on the Plan of A Revision of Section Two, Mansker Heights, of record in Book 3106, Page 43, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey A. Mulvihill and Angela P. Mulvihill, husband and wife by deed from Eric K. Sherman and Kelly Sherman, husband and wife, dated September 27, 2005, recorded September 28, 2005, of record in Instrument No. 20050928-0116431, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 306 Fanin Drive, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20100045041 DEEDWARR
Recvd: 07/23/10 08:58 2 pgs
Fees:13.00 Taxes:575.35
20100723-0057650

WITNESS my hand this 21st day of July, 2010.

Jeffrey A. Mulvihill

Angela P. Mulvihill

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey A. Mulvihill and Angela P. Mulvihill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of July, 2010.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14