BILL GARRETT, Davidson County
Trans:T20120026309 DEEDWARR
Recvd: 04/11/12 09:36 2 pgs
Fees:13.00 Taxes:351.50
20120411-0030903

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of April, 2012

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie Talton	BRAND MORTGAGE GROUP	03409005300
(NAME)	(NAME)	
313 Melissa Dr	6224 SUGARLOAF PKWY	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	DULUTH, GA 30097	
(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, I/WE, **Norma Dozier and April Rogers**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Margie Kay Talton***, 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:

* UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 10 on the plan of Gateway, Section 1, of record in Book 3300, pages 39 and 40, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Said Lot 10 fronts 92.9 feet on the westerly margin of Melissa Drive and extends back 148.0 feet on the northerly line and 150.4 feet on the southerly line to a broken line in the rear, measuring 78.3 feet thereon.

Being the same property conveyed to Charles M. Adams and wife, Norma Faye Adams, by Deed from Robert L. Hunt and wife, Judy H. Hunt, dated June 3, 1971 and filed on June 4, 1971 in Book 4507, page 817, Register's Office of Davidson County, Tennessee. Norma Faye Adams and Charles M. Adams were subsequently divorced. Charles M. Adams died testate on 7/9/11 and by terms of his Last Will and Testament admitted to probated in the Seventh Circuit Court of Davidson County, Tennessee, Probate No. 11P1313, the interest of said Charles M. Adams in the property hereinabove described was devised to April Adams Rogers.

Norma Dozier and Norma Faye Adams are one in the same person. Subject property is not the marital residence of either Grantor.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 313 Melissa Dr, 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 and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 **5th** day of **April, 2012**

Norma Dozier

Norma Dozier

April Rogers

April Rogers

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, **Norma Dozier and April Rogers**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **5th** day of **April, 2012**

Tabatha Edwards

Notary Public

My commission expires: 11-3-15

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067