RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road
Suite 203A
Nashville, Tennessee 37215

CRT File No. 12071486

SANDY BALENT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $143,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2012.

Notary Public
My Commission Expires: 1-9-16

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Karen L. Sorensen 302 Wessex Ct Nashville, TN 37211	~~New Owner~~ Envoy Mortgage LTD. 5100 Westheimer Rd. #320 Houston, TX 77056	Tax Parcel ID No. 162-05-0-02100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **D. Michael Alfred and Shelly M. Alfred, Husband and Wife** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Karen L. Sorensen, an unmarried woman** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 62, SOUTHWOOD, as shown on plat of record in Plat Book 2663, Page 125 and 126, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to D. Michael Alfred and spouse, Shelly M. Alfred by Warranty Deed from C. Scott Bradbary and spouse, Fran M. Bradbary, recorded on the 1st day of September, 2006 in Instrument No. 20060901-0108358, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHWOOD, as recorded in Plat Book 2663, Page(s) 125 and 126.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2904, Page 51.

This is improved property located at 302 Wessex Ct Nashville, TN 37211.

BILL GARRETT, Davidson County
Trans:T20120061852 DEEDWARR
Recvd: 08/20/12 09:37 2 pgs
Fees:13.00 Taxes:529.10
20120820-0074320

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of August, 2012.

D. Michael Alfred

Shelly M. Alfred

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, D. Michael Alfred and Shelly M. Alfred, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014