WARRANTY DEED

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

STATE OF TN
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 8-19-2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP, PARCEL OR NUMBERS
Charli B. Worster	New Owner	
(NAME)	(NAME)	061 10 0 237.00
3842 Hutson Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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, Dale L. Dorsey and wife, Cheryl L. Dorsey, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charli B. Worster, 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: & married

LAND in Davidson County, Tennessee, being known and designated as Lot No. 2 on the Final Plat for the "Resubdivision of Lot 235 on the Map of Maplewood Heights Second Subdivision", of record in Instrument Number 20020624-0075605, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dale L. Dorsey and wife, Cheryl L. Dorsey on 02/25/2008 from JP Morgan Chase Bank, National Association, fka JP Morgan Chase Bank as Trustee-SURF-BC2. Also, reference Quit Claim Deed of record in Instrument No. 20090702-0061716, said Register's Office.

Subject to all matters as shown on Plan of Maplewood Heights of record in Instrument Number 20020624-0075605, Register's Office for Davidson County, Tennessee. Subject to all existing easements and all other matters shown on plat of record in Instrument Number 20020624-0075605, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3842 Hutson Avenue, Nashville, TN 37216

(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.

BILL GARRETT, Davidson County
Trans:T20130090008 DEEDWARR
Recvd: 10/18/13 14:06 2 pgs
Fees:13.00 Taxes:429.20

20131018-0109199

Witness our hands this 15th day of October, 2013.

Dale L. Dorsey

Cheryl L. Dorsey

STATE OF Arkansas
COUNTY OF Baxter

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dale L. Dorsey and Cheryl L. Dorsey 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 at Gassville, Arkansas this 15th day of October, 2013.

Commission expires:

Mona J. Hodges
Baxter County
Notary Public - Arkansas
My Commission Expires March 14, 2015

Mona J. Hodges
Notary Public

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122