# WARRANTY DEED

pared by:
ord and Return to:
pman & Rosenthal Title, Inc.
'0 Westgate Circle, Suite 150
ntwood, TN 37027

BILL GARRETT, Davidson County
Trans: T20130104056 DEEDWARR
Recvd: 12/12/13 15:52 2 pgs
Fees: 13.00 Taxes: 824.73

20131212-0126014

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,900.00

Affiant

ISCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day ecember, 2013.

Notary Public

COMMISSION EXPIRES: _____

(AFFIX SEAL)

JAMES A. FOWLKES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES MAY 18, 2014

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Andrew Nicholas Graham Dean | Mortgage Investors Group | 082-03-0037.00 |
| (NAME) | (NAME) | |
| 1114 Joseph Avenue | 8320 E Walker Springs Lane # 200 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37207 | Knoxville, TN 37923 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Donald W. Prosser and Viola M. Prosser, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Andrew Nicholas Graham Dean, unmarried and Jennifer Marie Graham, unmarried as joint tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and/or 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. 57, on the plan of C.F. Sharpe & W.L. Horns 2nd Subdivision of Lindsley Property N.E. Nashville, as shown on plat of record in Plan Book 161, Page 53, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Donald W. Prosser and Viola M. Prosser, husband and wife by Quit Claim Deed dated 03/20/2013 from Sheri Prosser, a married woman of record in Instrument 201303210028156, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plan Book 161, Page 53, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1114 Joseph Avenue, Nashville, TN 37207
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 2nd day of December, 2013.

Donald W. Prosser by Marc Prosser his atty in fact

Viola M. Prosser by Marc Prosser her atty in fact

County of Wilson
State of Tennessee

On this 2nd day of December, 2013 before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Marc Prosser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Donald W. Prosser and Viola M. Prosser, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Instrument No. 20131212-0126013, Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 9.12.16

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**