#7608

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

MAP/GROUP/PARCEL 14708008700

This Instrument Prepared By:
HOWARD W. WILSON, Attorney
Advance Title Services, LLC
239 John R. Rice Blvd., Ste. C
Murfreesboro, Tennessee 37129

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Muhamad Dosky
4861 Torbay Drive
Nashville, TN 37211

SEND TAX BILLS TO:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

BILL GARRETT, Davidson County
Trans:T20130104867 DEEDWARR
Recvd: 12/17/13 09:48 2 pgs
Fees:13.00 Taxes:388.50
20131217-0127203

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/WE the undersigned, **ANNA BOBBETTE STOUT, UNMARRIED,** "Grantor(s)" have this day bargained and sold and do hereby transfer and convey unto **MUHAMAD DOSKY, MARRIED,** "Grantee(s)", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, State of Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot No. 23, Section Two, Cathey Heights, according to plat and survey of same appearing of record in Plat Book 2854, page 126, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Said Lot fronts 95 feet on the west side of Torbay Drive and runs back 183.92 feet on the north line and 195.74 feet on the south line to a dead line in the rear on which it measures 95.95 feet.

BEING the same property conveyed to Anna Bobbette Stout, by Warranty Deed from Betty Bolton and Lonnie Jackson Hutton and Susan Marie Hutton and Pamela Jean Idel, heirs at law of Emmit B. Hutton, deceased, dated 05/14/1999, appearing of record in Book 11492, page 471, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

This is improved property known as 4861 Torbay Dr., Nashville, TN, 37211.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenants with the said Grantee(s) that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2013 real property taxes which have been prorated between the parties and are assumed by the Grantee(s).

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantor(s) to the Grantee(s) with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 16 day of December, 2013

Anna Bobbette Stout

Anna Bobbette Stout

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anna Bobbette Stout, the within named bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 16 day of December, 2013.

annemarie Cain

NOTARY PUBLIC

ANNEMARIE CAIN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 2-17-14

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $105,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Mindy Kelly

AFFIANT

Sworn to and subscribed before me this 16th day of December, 2013

NOTARY PUBLIC

My Commission Expires: _____

Beth Hazelwood
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County