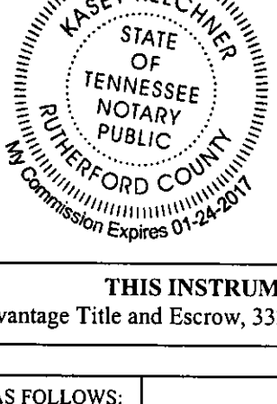
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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 NUMBERS
Kovan S. Dosky	SunTrust Mortgage, Inc.	14704014100
(NAME)	(NAME)	
3680 Richbriar Court	901 Semmes Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Richmond, VA 23224	
(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, Frances J. Miller-Massey, (formerly known as Frances J. Miller), married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kovan S. Dosky and wife, Khadija Dosky, 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:

Land in Davidson County, Tennessee, being Lot No. 281, on the Plan of Hillbrook, Section V, of record in Book 3700, Page 73, Register's Office for said County.

Said Lot No. 281 fronts 49.06 feet on the easterly side of Richbriar Court and extends back 237.2 feet on the northerly line and 188 feet on the southerly line, to a dead line, measuring 163.1 feet thereon.

Included in this description but expressly excluded from this conveyance is property sold to Metro Davidson county as described in Book 4099, page 429, said Register's Office.

Being the same property conveyed to Frances J. Miller and husband, Robert L. Miller, by deed of record in Instrument No. 20031017-0154126, Register's Office for Davidson County, Tennessee. Robert L. Miller having since died. Frances J. Miller now known as Frances J. Miller-Massey.

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

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

unimproved ☐

This is improved ☒ property, known as 3680 Richbriar Court, Nashville, TN 37211

(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:T20140016427 DEEDWARR
Recvd: 03/11/14 10:52 2 pgs
Fees:13.00 Taxes:599.40
20140311-0020319

Witness my hand this 10th day of March, 2014.

Frances J. Miller-Massey

Frances J. Miller-Massey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Frances J. Miller-Massey, 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 for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 10th day of March, 2014.

Commission expires: 7-30-17

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-30-2017

Notary Public