BILL GARRETT, Davidson County
Trans:T20140017666 DEEDWARR
Recvd: 03/17/14 10:30 3 pgs
Fees:18.00 Taxes:259.00
20140317-0021839

This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW14126

Send Tax Bills To:
Christopher T. Grazer
2904 Two Deer Trail
Murfreesboro, TN 37129

New Owner is:
Christopher T. Grazer
2904 Two Deer Trail
Murfreesboro, TN 37129

MAP: 51-1

PARCEL: 44.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Alice Marie Dorsey and Timothy Wayne Ferguson,** hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Christopher T. Grazer, married,** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Property Address: **1001 Old Due West, Madison, TN 37115**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 73 on the unrecorded map of Due West Valley Acres, and described according to a preliminary plan of the said subdivision made by Hal R. Swann, Jr., surveyor, as follows:

Said Lot No. 73 fronts 100 feet on the south margin of Due West Avenue and runs back between lines 500 feet to a line in the rear on which is measures 108.68 feet.

Being the same property conveyed to Alice Marie Dorsey and Timothy Wayne Ferguson by Quitclaim Deed of record in Book 10122, page 234, Register's Office for Davidson County, Tennessee.

This property has never been the marital residence of the Grantor(s) and as such is not subject to any homestead, dower or other marital interests as contemplated by T.C.A. 26-2-301 or other similar statute.

Property is being sold "as is".

A.M.D. T.W.F.
Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and

possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 14th day of March, 2014.

GRANTOR(S):
Alice Marie Dorsey by Danny W. Dorsey
Her Attorney in fact

ALICE MARIE DORSEY BY DANNY W. DORSEY, HER ATTORNEY IN FACT

Timothy Wayne Ferguson

TIMOTHY WAYNE FERGUSON

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Timothy Wayne Ferguson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 14th day of March, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Danny W. Dorsey** , with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Alice Marie Dorsey,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20140317002183 8, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 14 day of March, 2014.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is **$70,000.00**.

AFFIANT

SWORN TO and subscribed before me this 14th day of March, 2014.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____