BILL GARRETT, Davidson County
Trans:T20140057720 DEEDWARR
Recvd: 08/07/14 10:01 2 pgs
Fees:13.00 Taxes:444.00
20140807-0071095

State of Tennessee)
County of Sumner)

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of July, 2014.

Notary Public:

My Commission Expires: 10/18/16

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

WARRANTY DEED

Name and Address and New Owner	Send Tax Bills To:	Map/Parcel Number:
Michele Burks 112 Stillwater Trail Hendersonville, TN 37075	New Owner	05101004700

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Alice Marie Dorsey, married, and Timothy Wayne Ferguson, married,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Michele Burks, married**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

Lot No. 74 on the Map of Due West Valley Acres Subdivision, not of record, according to a survey dated April 20th, 1947, by H. R. Swann, Jr., surveyor:

Being 931 Due West Avenue in Madison, Tennessee, 37115, fronting one hundred feet on Due West Avenue and running back between sidelines each measuring five hundred feet to a rear line measuring 113.02 feet;

Being the same property conveyed to Alice Marie Dorsey and Timothy Wayne Ferguson by Quitclaim Deed from James D. Ferguson, dated July 15, 1996, recorded July 16, 1996 in Book 10122, Page 236, Register's Office for Davidson County, Tennessee.

Grantors hereby make oath that the above described property was not used as a marital residence.

This property is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Property taxes for the year 2014; a lien not yet due and payable.

Sewer & Drainage Easement to Metro set forth in the instrument recorded in Book 8009, Page 37, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as: 931 Due West Avenue, Madison, TN 37115

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 30th day of July, 2014.

Alice Marie Dorsey

Alice Marie Dorsey

Timothy Wayne Ferguson

Timothy Wayne Ferguson

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Alice Marie Dorsey, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of July, 2014.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Timothy Wayne Ferguson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30th day of July, 2014.

Commission Expires: 10/18/16

Notary Public: Devon J. Sutherland

DEVON J. SUTHERLAND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

This Instrument Prepared By:

Highland Title, LLC.
The House of Cash Building
700 Johnny Cash Parkway, STE 201
Hendersonville, TN 37075