# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140081258 DEEDWARR
Recvd: 10/28/14 14:54 2 pgs
Fees: 13.00 Taxes: 702.63
20141028-0099475

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of October, 2014.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

**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 |
|---|---|---|
| Samantha Erin Dotson | First Community Mortgage, Inc | 07206028800 |
| (NAME) | (NAME) | |
| 1807 Jospeph Hayes Ct | 275 Robert Rose Dr | |
| (ADDRESS) | (ADDRESS) | |
| Mount Juliet, TN 37122 | Murfreesboro, TN 37129 | |
| (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 Prosser and Viola Prosser, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Samantha Erin Dotson, an unmarried woman**, 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. 46 on the plan of Bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road Property, of record in Plat Book 332, Page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Donald and Viola Prosser by Deed from Shapiro & Kirsch LLP, Substitute Trustee, dated 09/20/2013 and filed for record on 09/20/2013 in Instrument 20130920099355, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 332, Page 44, 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 2914 Davis Avenue, Nashville, TN 37216-3102
(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 24th day of October, 2014.

Donald Prosser by Marc Prosser his atty in fact

Viola Prosser by Marc Prosser her atty in fact

State of Tennessee
County of Wilson

On this 24th day of October, 2014, 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 Prosser and Viola Prosser, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument no. ~~20131220012800X~~ 20141028-0099474 Register's Office of Davidson County, Tennessee.

Notary Public
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

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