Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $93,000.00

Affiant

Subscribed and sworn to before me, this 14th day of November, 2014.

Notary Public
My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Maria Kristina Dossey 344 Keeton Avenue Old Hickory, TN 37138	SWBC Mortgage Corporation 9311 San Pedro Avenue, Suite 100 San Antonio, TX 78216	04401002000

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The 344 Keeton Avenue Land Trust**, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Maria Kristina Dossey**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. W on the unrecorded map of the resubdivision of certain lots in Scenic View, not of record.

Said Lot "W" is a part of Lots 48 and 49 and is described as beginning at a point in the southwesterly margin of Keeton Avenue a point 1,486.1 northwest from a concrete monument set at the beginning of a curve into Hillman Place, thence South 42 degrees 52' West 170.08 feet to a point; thence North 46 degrees 29' West 72' to a point; thence North 43 degrees 52' East 170.66 feet to the margin of Keeton Avenue; thence with the margin of the same, South 46 degrees 10' East 72.00 feet to the point of beginning.

Being the same property conveyed to Kimberly Sanders, Trustee of the 344 Keeton Avenue Lane Trust by Quitclaim Deed from Sandra Lush, recorded on July 17, 2013 in Instrument Number 20130717-0073886, Register's Office for Davidson County, Tennessee.

This property is improved property known as **344 Keeton Avenue, Old Hickory, TN, 37138**

BILL GARRETT, Davidson County
Trans:T20140087326 DEEDWARR
Recvd: 11/20/14 08:18 2 pgs
Fees:13.00 Taxes:344.10
20141120-0106810

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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.

WITNESS my hand this 14th day of November, 2014.

The 344 Keeton Avenue Land Trust

By: _____
Trey Cain
Its: Authorized Representative

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Trey Cain, Authorized Representative of The 344 Keeton Avenue Land Trust,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing as the Authorized Representative.

Witness my hand and official seal at this 14th day of November, 2014.

Annette Belyeal
Notary Public

My Commission expires: 9-19-18

FILE NO: 2014103307

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON