BILL GARRETT, Davidson County
Trans:T20150009572 DEEDWARR
Recvd: 02/06/15 13:07 2 pgs
Fees:13.00 Taxes:185.00
20150206-0011364

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
15-0094

STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00

Affiant

JOSHUA A. TERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-18-2016

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of January, 2015

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Roger Dale Oliver 4887 Old Hydes Ferry Pike Nashville, TN 37218	~~CASH~~ New Owner	068-00-0-035.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Alice Dorsey, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Roger Dale Oliver, unmarried

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 a tract of land in the 13th Civil District, described according to a survey made by John M. Sullivan, Surveyor, April 18, 1958, as follows:

BEGINNING at a point in the center of Old Hydes Ferry Pike at the northeast corner of the property of Howell G. Phillips; thence along the center of said Pike, North 82 degrees 56 minutes East 100 feet; North 80 degrees 08 minutes East 100 feet; thence leaving said Pike, South 2 degrees 30 minutes West 316.9 feet; thence South 81 degrees 10 minutes West 200 feet to a fence line, being the east line of the Phillips tract; thence along the line of the Phillips tract and along the fence, North 2 degrees 30 minutes East 317.7 feet to the point of beginning.

BEING the same property conveyed to Alice Dorsey by Quitclaim Deed from Justin Ferguson, sole heir to James Ferguson, dated 2/13/14 and recorded 3/21/14 in Instrument Number 20140321-0023592; and the same property previously conveyed to James Ferguson and Alice Dorsey, tenants in common, by Warranty Deed from Citibank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2003-3, dated 7/6/12 and recorded 8/23/12 in Instrument Number 20120823-0075908, Register's Office for Davidson County, Tennessee.

Subject property is neither the principle residence of Grantor, her spouse, or any dependents.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4887 Old Hydes Ferry Pike, Nashville, TN 37218.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of January, 2015.

Alice M. Dorsey by Danny W. Dorsey, attorney in Fact.

Alice Dorsey aka Alice M. Dorsey
By: Danny W. Dorsey, Attorney in fact

STATE OF TENNESSEE
COUNTY OF Williamson

On this the 30th day of January, 2015, before me personally appeared Danny W. Dorsey, to me known to be the person who executed the foregoing instrument on behalf of Alice Dorsey, aka Alice M. Dorsey as Attorney in Fact, and who acknowledged that he/she executed the same as their free act and deed of said Alice Dorsey aka Alice M. Dorsey.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of January, 2015.

Notary Public

Commission Expires:
1/18/16

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-18-2016