| FOR OFFICIAL USE | STATE OF TENNESSEE<br>COUNTY OF **Davidson**<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$204,000.00.** |
|---|---|
| **BILL GARRETT, Davidson County**<br>Trans:T20150049508 DEEDWARR<br>Recvd: 06/22/15 10:43 2 pgs<br>Fees:13.00 Taxes:754.80<br>20150622-0059333 | Affiant<br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS **June 18, 2015.**<br>Notary Public<br>MY COMMISSION EXPIRES: 4/15/16<br>(AFFIX SEAL) |

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# *WARRANTY DEED*

*This Instrument Prepared By and Return To:*

FOUR STAR TITLE LLC

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122

File #**15-0292**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Matthew Ollis** | Caliber Home Loans | **07116007400** |
| (NAME)<br>**1311 Rosedale Avenue** | (NAME)<br>3701 Regent Blvd #200 | |
| (ADDRESS)<br>**Nashville,TN 37207** | (ADDRESS)<br>Irving, TX 75063 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, WE, **Lauren Dokken and Brandon Highfill, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Ollis, a single man** 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 the south 65 feet of the west 100 feet of Lot 4 on the map of William & Hays Co. E. Belle View Plan, as of record in Book 332, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 4 fronts 65 feet on the easterly side of Rosedale Avenue and runs back between parallel lines 100 feet to a dead line.

Being the same property conveyed to Lauren Dokken and Brandon Highfill, wife and husband by Warranty Deed from Kudzu Real Estate, Inc., dated March 26, 2013 and filed in Instrument Number 20130401-0031254, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1311 Rosedale Avenue, Nashville, TN 37207**
(House Number) (Street) (City, State) (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 GRANTEES, their heirs and assigns forever; and we do 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **18th** day of **June, 2015**.

Lauren Dokken

Brandon Highfill

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Lauren Dokken and Brandon Highfill**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **18th** day of **June, 2015**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY