WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150052885 DEEDWARR
Recvd: 07/01/15 09:33 2 pgs
Fees: 13.00 Taxes: 695.60
20150701-0063473

State of Tennessee
County of ~~Williamson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $188,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Laura ~~M~~ Gummerman	Mortgage Investors Group	03215001400
(NAME)	(NAME)	
4105 Cecil Court	8320 East Walker Springs Lane, 200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Shawn Rosson and Teresa Rosson as husband and wife, as joint tenants with right of survivorship,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Laura Gummerman,** 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:

and husband, Todd Gummerman

Land in Davidson County, Tennessee, being Lot No. 121 on the plan of Dalemere Subdivision, Section 6 of record in Plat Book 3700, Page 22, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more compete description of the property.

Being the same property conveyed to Shawn Rosson and Teresa Rosson as husband and wife, as joint tenants with right of survivorship, by deed of record in Instrument Number 20120425-0035413, Register's Office for Davidson County, Tennessee.

Subject to Plat Map of record in Book 3700, page 683, said Register's office. Restrictive Covenants of record in Book 3922, page 683 and Book 3931, page 652, said Register's office.

unimproved ☐

This is improved ☑ property, known as 4105 Cecil Court, Nashville, TN 37207
(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 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.

Witness my/our hands this 30th day of June, 2015.

Shawn Rosson

Teresa Rosson

State of Tennessee
County of Williamson

Personally appeared before me Shawn Rosson and Teresa Rosson, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 30th day of June, 2015.

Notary Public _____
My Commission Expires: _____

File No.: 9651

KASEY KELCHNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-24-2017