WARRANTY DEED

File #15064489



STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/28/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernelia Johnson	Highlands Residential Mortgage, LTD.	071-08-0-092.00
(NAME)	(NAME)	
2011 Overby Rd.	12001 N. Central Expressway, Ste. 750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Dallas, TX 75243	
(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, I/WE, **Danny Dorsey and Wife, Alice M. Dorsey,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vernelia Johnson, a single woman**, 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:

Being the northerly 55 feet of Lot No. 208, on the plan of Map of Section One, Joywood Heights, as the same appears of record in Plat Book 1130, Page 91, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Said part of said lot fronts 55 feet on the east side of Overby Road and extends back between parallel lines 125 feet to a dead line.

Being the same property conveyed to Danny Dorsey and Wife, Alice M. Dorsey, by Warranty Deed from James R. Hardcastle and Wife, Linda Faye Hardcastle, dated 12/30/1986, of record in Book 7100, Page 945, said Register's Office.

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 1130, Page 91, said Register's Office.

BILL GARRETT, Davidson County
Trans: T20150053978 DEEDWARR
Recvd: 07/06/15 10:33 2 pgs
Fees: 13.00 Taxes: 315.43
20150706-0064790

unimproved ☐
This is improved ☒ property, known as **2011 Overby Road, 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 our hands this 1st day of July, 2015.

Danny Dorsey

Alice M. Dorsey

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Danny Dorsey and Alice M. Dorsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 1st day of July, 2015.

Commission expires:

8/18/18

Notary Public

Vanessa E. Allen Rutherford Co. STATE OF TENNESSEE NOTARY PUBLIC

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130