Davidson County DEEDWARR
Recvd: 08/21/15 07:44 3 pgs
Fees:18.00 Taxes:961.63
20150821-0084258

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHC 15599

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED FIFTY NINE THOUSAND NINE HUNDRED AND 00/100 ($259,900.00) DOLLARS, cash in hand paid by DEBRA DOUGLAS and STEVEN DOUGLAS, joint tenants, receipt of which is hereby acknowledged, we, JUSTINE HERREN, unmarried, and GLORIA PEARSON, unmarried, have bargained and sold, and by these presents transfer and convey unto the said DEBRA DOUGLAS and STEVEN DOUGLAS, joint tenants, their heirs and assigns, a certain tract or parcel of land as follows:

> Land in Davidson County, Tennessee, being Lot No. 78 on the Plan of Section 2, Cross Timbers, of record in Plat Book 3700, Page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Justine Herren and Gloria Pearson by deed from Matthew Mabrey and wife, Mary Virginia Mabery, dated June 26, 2013 and of record in Instrument No. 20130702-0068001, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a right-of-way of Cavalier Road.
>
> This conveyance is subject to all matters as shown on plat of record in Book 3700, Page 92, in the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to restrictions of record in Book 4064, Page 909 and amended in Book 4318, Page 652 and Book 5425, Page 362, in the Register's Office of Davidson County, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said DEBRA DOUGLAS and STEVEN DOUGLAS, joint tenants, their heirs and assigns, forever. And we do covenant with the said DEBRA DOUGLAS and STEVEN DOUGLAS, joint tenants, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered except for 2015 Davidson County property taxes which have been prorated and will be paid by Grantees. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said DEBRA DOUGLAS and STEVEN DOUGLAS, joint tenants, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS, on this 13th day of August, 2015.

JUSTINE HERREN

GLORIA PEARSON

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainors, JUSTINE HERREN and GLORIA PEARSON, with whom I am personally acquainted or who were proved on the basis of satisfactory evidence to me to be the persons described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that they executed the foregoing instrument as their free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 13th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 1/6/19

KAREN S. RAINEY
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Comm. Expires 01-06-2019

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $259,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 13th day of August, 2015.

NOTARY PUBLIC

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

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Tax Map 142 070 018.00

ADDRESS OF NEW OWNERS:
Mr. and Mrs. STEVEN DOUGLAS
7345 Cavalier Road
Nashville, TN 37221
SEND TAX BILLS TO:
AMERIS BANK
1899 Parkway Place, Suite 820
Marietta, GA 30067

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

