Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1000 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Affiant

Subscribed and sworn to before me, this 28TH DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Quinn and wife, Carol Quinn	Wells Fargo Bank, N.A.	058110A03600CO
	(NAME)	
4216 Hallmark Road	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Minneapolis, MN 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Thomas J. Dorsey, II, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John M. Quinn and wife, Carol Quinn, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 36 ON THE PLAN OF SECTION TWO, DRAKE'S RUN, OF RECORD IN PLAT BOOK 11700, PAGE 69, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, REFERENCE TO SAID PLAN IS HEREBY MADE FOR A MORE COMPLETE DE

BEING THE SAME PROPERTY CONVEYED TO THOMAS J. DORSEY, II, UNMARRIED, BY DEED FROM JACK WAYNE WIESNER D/B/A WIESNER CUSTOM HOMES, OF RECORD BY INSTRUMENT NO. 20040109-0003936, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 4216 Hallmark Road, Nashville, TN 37218
(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 hand(s) this 28th day of August, 2015.

BILL GARRETT, Davidson County
Trans:T20150075154 DEEDWARR
Recvd: 09/03/15 08:14 2 pgs
Fees:13.00 Taxes:1054.50
20150903-0089746

WARRANTY DEED
(Continued)

Thomas J. Dorsey, II

STATE OF Florida

COUNTY OF Orange.

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas J. Dorsey, II, unmarried, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of August, 2015.
Notary Public

My Commission Expires:

(SEAL)

MARIA E. MURPHY
MY COMMISSION # FF212583
EXPIRES March 23, 2019
(407) 398-0153 FloridaNotaryService.com

RETURN TO:
Birthright Title & Escrow, LLC
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Goodlettsville, TN 37072