File 27621-8

Box 14

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1821

return to: Attorneys Title Company, Inc.

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kathleen T. Rock 5708 Sonoma Trace Cane Ridge, TN 37013	Farmington Mortgage 2002 Richard Jones Road Suite 300A Nashville TN 37215	173-04-0-A-352-00co

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $241,900.00

Affiant

BILL GARRETT, Davidson County
Trans:T20150078263 DEEDWARR
Recvd: 09/15/15 10:52 2 pgs
Fees:13.00 Taxes:895.03
20150915-0093451

Subscribed and sworn to before me, this the 11th day of September, 2015.

Notary Public

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5-8-18
(Affix Seal)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Stephanie L. Dorsey, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Kathleen T. Rock, an unmarried 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:

Land in Davidson County, Tennessee, being Lot No. 322 on the plan of Final Plat, Section Four, Oak Highlands, a Planned Unit Development of record in Instrument No. 20040128-0010661, 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 Stephanie L. Dorsey, unmarried by Warranty Deed from S & Y Construction, Inc., a Tennessee Corporation dated 12/01/2006 and recorded 12/05/2006 in Instrument No. 20061205-0150142, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **5708 Sonoma Trace, Cane Ridge, TN 37013**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 10th day of **September, 2015.**

GRANTOR(S)

Stephanie L. Dorsey

STATE OF FLORIDA
COUNTY OF DUVAL

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Stephanie L. Dorsey** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained as her free Act and Deed.

Witness my hand and official seal on this the 10th day of **September, 2015.**

DENNIS J. MOATS
Notary Public, State of Florida
My Comm. Expires June 19, 2017
Commission No. FF 14280

Notary Public
My Commission Expires: 6/19/2017