RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Andrew K. Dorfman and
Brian H. Dorfman
718 Monticello Drive
Mt. Juliet, TN 37122

MORTGAGEE
Fifth Third Mortgage Company
5050 Kingsley Dr.
Cincinnati, OH 45227

SEND TAX BILLS
Mortgagee

MAP-PARCEL:
MAP 075-13-0
PARCEL 059.00

BILL GARRETT, Davidson County
Trans:T20150079632 DEEDWARR
Recvd: 09/18/15 13:12 2 pgs
Fees:13.00 Taxes:434.75
20150918-0095073

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($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, **Daryl Spicer and Jimmy Deatrick,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Andrew K. Dorfman, a married man and Brian H. Dorfman, a married man, as joint tenants with rights of** survivorship 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. 216 on the plan of Hermitage Hills, Section 2, (Revised) of record in Book 2900, page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Daryl Spicer, Jimmy Deatrick, by Trustee's Deed, dated June 16, 2015, from Wilson and Associates, PLLC, Successor Trustee, by Heather Martin-Herron, filed of record June 18, 2015, in Instrument No. 20150618-0058088, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, and to all easements, encroachments, notes, minimum building setback lines and all matters appearing on said plan of record in Plat Book 2900, page 112, Register's Office for Davidson County, Tennessee. but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 USC 3604(c),;

This property is not the principal residence of said grantors, nor is it the principal residence of any spouse of said grantors.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **256 Bonnalynn Drive Hermitage, TN 37076.**

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 15th day of September, 2015.

Daryl Spicer

Jimmy Deatrick

STATE OF Tennessee
COUNTY OF Wilson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Daryl Spicer and Jimmy Deatrick, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 1.5.16

WILSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
DEAN ROBINSON

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $117,500.00.

AFFIANT

Subscribed and sworn to before me this 15th day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 5/3/2016

KIMIE PERRY
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY
COMMISSION EXPIRES 5-3-2016