BILL GARRETT, Davidson County
Trans:T20160013276 DEEDWARR
Recvd: 02/17/16 15:55 2 pgs
Fees:13.00 Taxes:851.00
20160217-0015196

This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2016010003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $230,000.00

Sworn to and subscribed before me this 16th day of February, 2016.

Affiant

Carmen Coats
Notary Public

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

Address of New Owner:
Jay S. Crosson
Frances M. Crosson
300 Hollybrook Crescent
Nashville, TN 37221

Send Tax Bills to:
Mortgage Investors Group
8320 E Walker Spring Ln.
Suite 200
Knoxville, TN 37923

Map-Parcel Numbers:
126-160A-404.00-CO

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 Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Dionte Doris and wife, Hadija Doris, as tenants by the entirety** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jay S. Crosson and Frances Marie Crosson, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 537 on the Plan of Parkview at Riverwalk, Phase 1, a Cluster Lot Development, of record in Instrument No. 20050215-0016985, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Dionte Doris and wife, Hadija Doris, as tenants by the entirety by Warranty deed from Shamrock Homes & More, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20120413-0031609 Register's Office for Davidson County, Tennessee, dated April 12, 2012 and recorded on April 13, 2012.

This is improved property known as **1653 Harpeth Run Drive, Nashville, TN 37221.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor _X___ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 16th day of February, 2016.

Dionte Doris

Hadija Doris

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, Dionte Doris and Hadija Doris, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of February, 2016.

Notary Public

