# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/18/16 08:47 3 pgs
Fees:18.00 Taxes:1405.63
20160418-0036715

STATE OF TENNESSEE
COUNTY OF Robertson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $370000.00

Glen K. Doss
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF APRIL 2016.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3-24-20

**THIS INSTRUMENT PREPARED BY**
Compass Land Title, LLC, 105 Glen Oak Blvd. Suite 101, Hendersonville, TN 37075
file # 16-1888H

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Glen Kevin Doss and<br>Angela Dawn Doss | The Farmers Bank | 007-15-0-048.00 |
| 2034 Graceland Drive | P.O. Box 657 | |
| Goodlettsville, TN 37072-4251 | White House, TN 37188 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**SARA BETH MATHEWS, UNMARRIED WOMAN**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**GLEN KEVIN DOSS AND ANGELA DAWN DOSS, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEE(S), 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. 119 on the Plan of Section Five Grizzard Manor of record in Plat Book 4675, Page 163, 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 Sara Beth Matthews (being the same person as Sara B. Mathews) by Quitclaim deed from Leonard Anthony Mathews (being the same person as Leonard A. Matthews) of record in Instrument No. 20121206-0112732 Register's Office for Davidson County, Tennessee, dated December 05, 2012 and recorded on December 06, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page (s) 163 and 164, Register's Office for Davidson County, Tennessee. Plat Amendments recorded in Book 5067, page 912 and Book 5724, page 533 and Surveyor's Certificate of Correction recorded in Book 5407, page 947, all in the Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4875, Page 228, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Sanitary Pumps / Service Lines, Ingress / Egress Purposes and Appurtenances of record in Instrument Number 20021028-0131672, in the Register's Office for DavidsonCounty, Tennessee.

This is property known as 2034 Graceland Drive, Goodlettsville, TN 37072-4251

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 14th day of April, 2016.

Sara Beth Mathews

Sara Beth Mathews

**STATE OF TENNESSEE**

**COUNTY OF SUMNER**

Personally appeared before me, a Notary Public of said County and State, SARA BETH MATHEWS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of April, 2016.

Notary Public

My Commission Expires:

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 11-18-2019

**File #: 16-1888H**

**RECORD & RETURN TO:**

**COMPASS LAND TITLE, LLC**

**105 Glen Oak Blvd, Suite 101**

**Hendersonville, TN 37075**

# True Copy Certification

I, Pam S Atchley, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Robertson

Personally appeared before me, Frankie A. Matthews, a notary public for this county and state, Pam S Atchley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 5-3-16

Notary' Seal (if on paper)