WARRANTY DEED

TITUS-H16354

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF October, 2016.

(Affix Seal) Notary Public

My Commission Expires:

RHONDA M. HANNAH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES 6-18-2019

BILL GARRETT, Davidson County
Trans: T20160096917 DEEDWARR
Recvd: 11/02/16 11:04 2 pgs
Fees: 13.00 Taxes: 758.50
20161102-0115831

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Solomon A. Titus and Donzettaquice L. Titus	Fairway Independent Mortgage Corporation	026.16-0-028.00
213 Cumberland Hills Drive	919 McClardy Road	
Madison, TN 37115	Clarksville, TN 37042	

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 consideration, the receipt of which is hereby acknowledged, I/we, BEVERLY DORRIS HARRIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SOLOMON A. TITUS AND DONZETTAQUICE L. TITUS, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being Lot No. 62 on the Plan of Section III, Mansker Meadows, as of record in Book 2900, page 26, Register's Office for said County. Said Lot No. 62 fronts 116 feet on the easterly side of Cumberland Hills Drive, and runs back 419.63 feet on the northerly line and 42306 feet on the southerly line to a deed line in the rear on which it measures 102.62 feet.

Being the same property conveyed to Paul O. Dorris and wife Lorene T. Dorris by warranty deed from E.R. Phillips and Gladys Phillips recorded 02/17/1960 in Book 3029, page 203. Lorene T. Dorris died February 15, 1999. Paul O. Dorris died on 03/20/2011 leaving as his sole heirs at law Judy Pauletta Dorris and Beverly Dorris Harris. Judy Pauletta Dorris was never married and had no children, natural born or adopted. Judy Pauletta Dorris died, unmarried, on 08/25/2015 leaving as her sole heir at law Beverly Dorris Harris.

( ) unimproved
This is (X) improved property known as 213 Cumberland Hills Drive, Madison, Tennessee 37115 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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 October, 2016 :

Beverly Dorris Harris

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hannah, a Notary Public in and for said County and State, the within named BEVERLY DORRIS HARRIS, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 28th day of October, 2016.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019