17-0090

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20170033222 DEEDWARR
Recvd: 04/20/17 09:19 2 pgs
Fees:13.00 Taxes:529.10
20170420-0038662

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $143,000.00 (One Hundred Forty Three Thousand).

AFFIANT

Subscribed to and sworn before me this 12th day of April, 2017.

NOTARY PUBLIC MY COMMISSION EXPIRES: 9-6-20

TONYA THOMAS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON (NOTARY SEAL)

MY COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO: GRISSIM TITLE & ESCROW, LLC. 1222 17th Avenue South, Nashville, TN. 37212		
ADDRESS NEW OWNER(S) AS FOLLOWS: Kelly E. Dessinger 3233 Lakeford Drive Nashville, TN 37214	**SEND TAX BILLS TO:** The Mortgage Firm, Inc. 921 Douglas Ave #200 Altamonte Springs, FL 32714	**MAP-PARCEL NUMBER:** 10812012500

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ROBERT B. ALGIE, A MARRIED MAN,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KELLY E. DESSINGER, A SINGLE WOMAN** 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:

Being Lot No. 60-B, Zone Lot Division, Lots, 33, 34, 59 and 60, Section 3 on the Plan of East Lake Subdivision, as shown on plat of record in Plat Book 5200, Page 678, amending Plat Book 5200, Page 342, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more particular description thereof.

Being the same property conveyed to Robert B. Algie and Ann Kwate by deed from Bank of New York, as Trustee for the Certificateholders CWALT, Inc., Alternative Loan Trust 2006-OC10, Mortgage Pass Through Certificates, Series 2006-OC10, dated August 31, 2009 and recorded October 6, 2009, in Instrument 20091006-0092806, Register's Office for Davidson County, Tennessee. The said Ann Kwate having since died on February 7, 2015, a resident of Davidson County, Tennessee, and being survived by her spouse, Robert B. Algie.

Being also known as 3233 Lakeford Drive, Nashville, Tennessee 37214.

Robert B. Algie having since remarried hereby makes oath that the above described property has never been the domicile of Robert B. Algie.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3233 LAKEFORD DRIVE** **NASHVILLE, TN 37214**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

LTSR Number: GTE File: 2017034513

WITNESS, this 12th day of April, 2017

Robert B. Algie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 12th day of April, 2017, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert B. Algie** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 12th day of April, 2017.

Notary Public

Commission Expires:

SHEREY M. GRISSOM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 7, 2020