BILL GARRETT, Davidson County
Trans:T20170036367 DEEDWARR
Recvd: 05/01/17 10:43 2 pgs
Fees:13.00 Taxes:1224.70
20170501-0042340

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58926
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Joseph R. Dougherty Lisa K. Dougherty 1501 Eller Drive Nashville, TN 37221	CMG mortgage Inc 3160 Crow Canyon Road # 400 San Ramon, CA 94583

TAX MAP PARCEL NUMBERS: 141120B08300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$331,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Deborah Horst, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Joseph R. Dougherty and Lisa K. Dougherty, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County Tennessee, being Lot No. 78 on the Plan of Southampton Phase 4 of record in Book 6250, page 565, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Deborah Horst by Warranty Deed from Keith O. Hansen, unmarried, dated August 26, 2013 and recorded on August 28, 2013 of record in Instrument No. 20130828-0090726, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2017, and subsequent years; The Plan, with Owner's Certificate, of record in Book 6250, page 565, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 6120, page 450, amended in Book 6231, page 63, Book 6624, page 569, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 1501 Eller Drive, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 27th day of April, 2017.

Deborah Horst

State of Tennessee

County of Davidson

On this 27th day of April, 2017, before me the undersigned authority, personally appeared Deborah Horst, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires:

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $331,000.00.

Affiant

Sworn and subscribed before me this 27th day of April, 2017.

Notary

My Commission Expires: March 3 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE