Davidson County DEEDWARR
Recvd: 06/05/17 09:04 2 pgs
Fees:13.00 Taxes:610.50
20170605-0055559

WARRANTY DEED

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires January 6, 2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31ST DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Thomas C. Gentry and Julia Alexandra Huskey	Legacy Home Loans, LLC	051 01 0 045.00
(NAME)	(NAME)	
939 Due West Valley Dr.	8119 Isabella Ln, Ste 105	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty-Five Thousand And No/100 Dollars ($165,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Alice M Dorsey, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Thomas C. Gentry and Julia Alexandra Huskey, husband and wife**, hereinafter called the Grantees, 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 more particularly described as follows:

BEGINNING at a point in the westerly margin of Due West Valley Drive 500.0 feet south of Due West Avenue; thence, with the said westerly margin of Due West Valley Drive, South 10 degrees 02 minutes East 300.20 feet to a point; thence, with the southerly line of this described lot and the northerly line of the property found in Deed Book 4241, Page 666, Register's Office for Davidson County, Tennessee, North 88 degrees 56 minutes West, 435.17 feet to a point; thence, with the westerly line of this described lot, North 10 degrees 00 West, 300.20 feet to a point; thence with the northerly line of this described tract with a curve to the left having a radius of 6284.65 feet, a distance of 435.26 feet to the point of beginning, containing 3.0 acres, more or less.

Being the same property conveyed to James D. Ferguson and Alice M. Dorsey, as joint tenants with the specific right of survivorship by Warranty Deed from Marvin L. Bennett and wife, Martha J. Bennett dated March 8, 2011 and recorded March 11, 2011 as Instrument No. 20110311-0019573, in said Register's Office for Davidson County, Tennessee. The said James D. Ferguson having died on March 18, 2013 leaving Alice M. Dorsey as the surviving tenant.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 939 Due West Valley Dr., Madison, TN 37115

File Number: FRN-173307FC

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, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized 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; 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 our hands this the 31st day of May, 2017

Alice M Dorsey

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Alice M Dorsey, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of May, 2017.

Notary Public

My Commission Expires: March 6, 2018

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires March 6, 2018

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY