BILL GARRETT, Davidson County
Trans:T20170050253 DEEDWARR
Recvd: 06/13/17 09:23 2 pgs
Fees:13.00 Taxes:539.83
20170613-0059034

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,900.00

Elaine C. Meliamse
Affiant

Subscribed and ~~sworn to~~ before me, this 9TH DAY OF JUNE, 2017.

Sue Robinson
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SUE ROBINSON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-26-2021

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Diane L. Dotson, single woman and Tammie F. Flatt, single woman, joint tenants with right of survivorship	Everett Financial, Inc.	
	(NAME)	
311 Plymouth Rock Ct.	14801 Quorum Dr., Ste. 300	042-11-0B-023.00-CO
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Diane M. Dulworth and husband, Tom A. Dulworth, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Diane L. Dotson, single woman and Tammie F. Flatt, single woman, joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING APARTMENT UNIT NO. 311 OF HERITAGE VILLAGE CONDOMINIUMS CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ. AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED, OF RECORD IN BOOK 4758, PAGE 179, AND AMENDED IN BOOK 4808, PAGE 829, BOOK 5102, PAGE 383, AND BOOK 6380, PAGE 989, AND FURTHER SUPPLEMENTED AND AMENDED BY INSTRUMENT OF RECORD IN BOOK 6484, PAGE 287, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH SAID MASTER DEED AS SUPPLEMENTED AND AMENDED. REFERENCE IS HEREBY MADE TO THE PLAT OF HERITAGE VILLAGE CONDOMINIUMS SET FORTH AS EXHIBIT "A" OF SAID SUPPLEMENT AND AMENDMENT TO THE MASTER DEED, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

BEING THE SAME PROPERTY CONVEYED TO DIANE M. DULWORTH BY WARRANTY DEED FROM ESTATE OF IRENE GRAVES BY DONALD NICHOLS GRAVES, EXECUTOR AND DEVISEE, JAMES EDGAR GRAVES, DEVISEE, AND GLENDA KAY GRAVES HARTMAN, DEVISEE OF RECORD IN INSTRUMENT NO. 20001106-0110100, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

TOM A. DULWORTH JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ALL RIGHT, TITLE AND INTEREST IN AND TO SAID PROPERTY, MARITAL OR OTHERWISE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 311 Plymouth Rock Ct., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 GRANTEES, their heirs and assigns, against the

WARRANTY DEED
(Continued)

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 9th day of June, 2017.

Diane M. Dulworth

Tom A. Dulworth

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane M. Dulworth and husband, Tom A. Dulworth, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th day of June, 2017.

Notary Public

My Commission Expires: 7/2/20

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072