BILL GARRETT, Davidson County
Trans:T20170065402 DEEDWARR
Recvd: 07/31/17 13:47 2 pgs
Fees:13.00 Taxes:651.20
20170731-0077410

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $176,000.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn before me this the 28th day of July, 2017.

Notary Public
My commission expires: 12-1-2020

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Daniel W. Sorrow	Mortgage Lenders of America, LLC	064-12-0A 416.00
416 Hunters Place	10975 El Monte Street	
Hermitage, TN 37076	Overland Park, KS 66211	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DONALD FREDERICK MESSMER, JR. AND BETTYE ROSE FRAZIER MESSMER, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DANIEL W. SORROW AND ROBIN J. SORROW, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

A certain condominium apartment in Davidson County, Tennessee, being unit No. 416, of Fox Run Condominiums, Second Revision - Part of Sec. 2 and First Revision - part of Sec. 1, as of record in Book 6250, Page 118, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Donald F. Messmer and wife, Bettye R. Messmer by Deed from Jane W. Clark, widow, dated 08/14/2012, of record in Instrument No. 20120817-0073926, said Register's Office.

The said Donald F. Messmer and Donald Frederick Messmer, Jr. are one and the same person.
The said Bettye R. Messmer and Bettye Rose Frazier Messmer are one and the same person.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 416 Hunters Place, Hermitage, TN 37076.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 28th day of July, 2017.

Donald Frederick Messmer, Jr. by Gaye Messmer Pike, Attorney-in-Fact

Bettye Rose Frazier Messmer by Gaye Messmer Pike, Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of July, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Gaye Messmer Pike with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Donald Frederick Messmer, Jr., by Durable General Power of Attorney dated July 27, 2017, and who acknowledged that she executed the same as the free act and deed of Donald Frederick Messmer, Jr.

Witness my hand and official seal this 27th day of July, 2017.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

On this 27th day of July, 2017, before me, the undersigned Notary Public in and for said County and State, personally appeared Gaye Messmer Pike with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Bettye Rose Frazier Messmer, by Durable General Power of Attorney dated May 2, 2014, and who acknowledged that she executed the same as the free act and deed of Bettye Rose Frazier Messmer.

Witness my hand and official seal this 27th day of July, 2017.

My Commission Expires: 9/10/18

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY