Bill Garrett Davidson County
Batch# 57673 DEEDWARR
02/12/2018 11:51:30 AM 2 pgs
Fees: $13.00 Taxes: $998.63
20180212-0013809

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $269,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of February, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeffrey M. Dornoff	BOKF, NA dba Bank of Texas	071-12-0-226.00
(NAME)	(NAME)	
718 Oneida Avenue	P.O. Box 35688	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Tulsa OK 74153	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Blue Horseshoe of Tennessee, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeffrey M. Dornoff and Deanne M. Dornoff**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land located in Davidson County, Tennessee, being all of Lot 153 on the Plan of Victory Heights Subdivision, of record in Plat Book 1130, Page 97, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Blue Horseshoe of Tennessee, LLC, a Tennessee Limited Liability Company by Warranty Deed from Sonya M. Merrell, a single woman dated 03/31/2017, of recorded 04/05/2017 of record in Instrument No. 20170405-0033367, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sonya M. Merrell, a single woman by Special Warranty Deed from Bank One, National Association, f/ka/ The First National Bank of Chicago dated 03/04/2005, recorded 04/07/2005 of record in Instrument No. 20050407-0038504, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 1130, Page 97, in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 718 Oneida Avenue, Nashville, TN 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-41779
SMG TN Warranty Deed

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), 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), 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 9th day of February, 2018.

BLUE HORSESHOE OF TENNESSEE, LLC

Jerrold Smith, Executive Officer and Manager

State of Tennessee
County of Wilson

Personally appeared before me, a notary public in and for the state and county aforementioned, Jerrold Smith with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Executive Officer and Manager of Blue Horseshoe of Tennessee, LLC and that she as such Executive Officer and Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Executive Officer and Manager.

WITNESS my hand and seal this 9th day of February, 2018.

Debbie A. Mitchell
Notary Public
My Commission Expires: 5/17/2021

DEBBIE A MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and notarized according to law.

Penny Y. Ray
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/6/19
Notary Seal (If on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY