WARRANTY DEED

TRACEY TRUMPHOUR NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $196,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 05/17/2021 5.17.21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas A. Darby	Fidelity Bank dba Fidelity Bank Mortgage and or The Secretary of Housing and Urban Development	075-13-0-059.00
(NAME)	(NAME)	
256 Bonnalynn Drive	3 Corporate Sq, 7th Floor	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Atlanta, GA 30329	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 132588 **DEEDWARR**
08/24/2018 10:56:52 AM 2 pgs
Fees: $13.00 Taxes: $726.68

20180824-0084106

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, I/we **Andrew K. Dorfman, a married man and Brian H. Dorfman, a married man, as joint tenants with rights of survivorship**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Thomas A. Darby, an unmarried man and Sally Ann Jobson, a married woman, as tenants in common with rights of survivorship**, hereinafter called the GRANTEE(S), his/her/their 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 Lot No 216, on the plan of Section Two (Revised) Hermitage Hills, of record in Plat Book 2900, Page 112, said 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 Andrew K. Dorfman, a married man and Brian H. Dorfman, a married man, as joint tenants with rights of survivorship by Warranty Deed from Daryl Spicer and Jimmy Deatrick, dated September 15, 2015 and recorded September 18, 2015 of record in Instrument No. 20150918-0095073, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable; All matters shown on the plat of record in Plat Book 2900, Page 112, Davidson County, in the state of Tennessee; Covenants, conditions, restrictions and easements, if any, recorded as Book 3096, Page 5, in the Register's Office for Davidson County, Tennessee.

The property described above has never been the marital residence of the Grantors, or their spouses.

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 ☒ 256 Bonnalynn Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their 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), his/her/their 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/our hands this 17th day of August, 2018.

Andrew K. Dorfman

Brian H. Dorfman

State of Tennessee
County of WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew K. Dorfman and Brian H. Dorfman the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 17th day of August, 2018.

Notary Public: _____
My Commission Expires: 05/17/2021

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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