WARRANTY DEED

Karen Johnson Davidson County
Batch# 247973 DEEDWARR
06/25/2019 10:29:16 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20190625-0061265

State of Tennessee
County of ~~Williamson~~ WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of June, 2019

Notary Public

MY COMMISSION EXPIRES: 6/26/2021

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
KIM M. JOHNSTON
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Faouzya Marina Shlemon	Highlands Residential Mtg	064-15-0-A-017.00
(NAME)	(NAME)	
720 Sweetwater Circle	12001 N. Central Expy, Ste 750	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Matthew W. Dorris and Laura L. Dorris, formerly known as Laura L. Taylor, joint tenants with right of survivorship**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Faouzya Marina Shlemon, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER 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, TN, being Lot No. 48 on the Plan of Plantation Walk, Section One, Revision One, of record in Plat Book 7900, page 697, as amended by Surveyor's Certificate of Correction of record in Book 9432, page 449, Register's Office for said County.

BEING the same property conveyed to Matthew W. Dorris and Laura L. Taylor, joint tenants with right of survivorship, by Warranty Deed from James Todd Davenport and wife, Jodi D. Davenport, dated February 15, 2017, of record in Instrument No. 20170221-0017477, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 720 Sweetwater Circle, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 7900, page 697, corrected in Book 9432, page 449; restrictions of record in Book 9231, page 719; easement for sanitary sewers and/ or storm drainage of record in Book 11125, page 430; stormwater detention agreement of record in Book 9356, page 959; all of record in the Register's Office for Davidson County, Tennessee.

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, her 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 GRANTEE, her 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 18th day of June, 2019.

Matthew W. Dorris

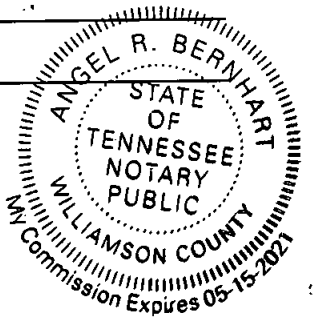
Laura L. Dorris

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Matthew W. Dorris and Laura L. Dorris, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 18th day of June, 2019.

Notary Public
My Commission Expires: _____



File No.: 29489