Karen Johnson Davidson County
Batch# 320027 DEEDWARR
11/26/2019 09:19:49 AM 2 pgs
Fees: $13.00 Taxes: $902.80
20191126-0122033

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019100812

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Karen Hale 306 Fannin Dr Goodlettsville, TN 37072	Karen Hale C/O Primary Residential Mtg, Inc. 1480 No. 2200 West Salt Lake City, UT 84116	018-12-0-052.00

WARRANTY DEED

THIS INDENTURE, made this 22nd day of November, 2019 between **KATHY A. DOSSETT,** unmarried, resident of Jersey County, Illinois ("Grantor") and **KAREN HALE**, unmarried, resident of Davidson County, Tennessee ("Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of A Revision of Section Two, Mansker Heights of record in Plat Book 3106, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kathy A. Dossett, unmarried by Warranty deed from Jeffrey A. Mulvihill and Angela P. Mulvihill, husband and wife of record in Instrument No. 20100723-0057650 Register's Office for Davidson County, Tennessee, dated July 21, 2010 and recorded on July 23, 2010. (Value of consideration shown in aforementioned deed $155,500.00.) Being also known as 306 Fannin Dr Goodlettsville, Tennessee 37072.

Grantor Initials: KAD Grantee Initials: KH

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

Kathy A. Dossett

KATHY A. DOSSETT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 22nd of November, 2019, before me personally appeared Kathy A. Dossett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Mary Birthright

Notary Public

Printed Name: Mary Birthright

Commission expires:

_____



I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$244,000.00**, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Kathy A. Dossett

Affiant/Grantee

Subscribed and sworn to before me this 22nd day of November, 2019.

Mary Birthright

Notary Public

My commission expires: _____

