WARRANTY DEED

BRANDY K. PIRK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$416,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12~~ **12TH DAY OF SEPTEMBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: 11-25-06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Hughes Dobson, IV.	SAME	**83-14-77**
(NAME)	(NAME)	
1900 Holly Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, ***Brendan Donelson and Christina Donelson, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Hugh Dobson, IV., an unmarried person**, HEREINAFTER CALLED THE GRANTEES, THEIR 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, Tennessee, being Lot No. 106 and westerly one-half of Lot No. 105, Block 'C', Priest Home Place, as of record in Book 161, page 102, Register's Office for Davidson County, Tennessee.

Said Lot No. 106 and part of Lot No. 105 adjoin and front together a total of 75 feet on the southeasterly margin of Holly Street and runs back between parallel lines 150 feet (180 feet field measurement) to a line in the rear that measures 75 feet thereon.

Being the same property conveyed to Brendan Donelson, Jason Mulcahy, and Scott Spence by Trustee's Deed from Larry A. Weissman &/or Wanda J. Walker, as Successor Trustee's of record in Instrument No. 20000929-0096401, said Register's Office. The aforementioned Scott Spence has since conveyed his interest in said property to Brandan Donelson and Jason Mulcahy by Quitclaim Deed of record in Instrument No. 20000929-0096402, said Register's Office. The aforementioned Jason Mulcahy has subsequently conveyed his interest in said property to Brendan Donelson, by Quitclaim Deed of record in Instrument No. 20010813-0086813, Register's Office for Davidson County, Tennessee.

* Brendan Donelson

unimproved ☐

This is improved ☒ property, known as **1900 Holly Street, Nashville, TN 37206**

(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 GRANTEES, their 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 GRANTEES, their 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 12th day of September, 2005.**

Brendan Donelson

Christina Donelson

Davidson County DEEDWARR
Recvd: 09/28/05 11:40 2 pgs
Fees:13.00 Taxes:1539.20

20050928-0116416

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **Brandan Donelson and Christina Donelson, husband and wife**, with whom I am personally acquainted, and whom, upon oath, acknowledged **themselves** to be the persons whom executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

Witness my hand and official seal at **Nashville**, Tennessee this **12nd day of September, 2005.**

Commission expires:

Notary Public

BRANDY K. PIRK
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 2006