WARRANTY DEED

DONALD B. BARRETT, JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF November 2005.

Notary Public

MY COMMISSION EXPIRES: 10/10/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Taylor Dobbs	New owner	83-9-157
(NAME)	(NAME)	
1311 Woodland 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, Nick J. Forlano, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leslie A. Volpert Dobbs and Robert Taylor Dobbs, wife and husband, 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. 14 Block 1 on the Plan of Andrew Allison Addition, as of record in Plat book 161, page 74, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Nick J. Forlano, unmarried, by Warranty Deed dated August 31, 2005 from Kimberly Mitchell and husband, Michael Kent Stagg, of record in Instrument No. 20050920-0112902, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Nick J. Forlano by Len Shera as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No 20051114-0137432, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1311 Woodland 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.

Davidson County DEEDWARR
Recvd: 11/14/05 14:54 2 pgs
Fees:13.00 Taxes:1072.63
20051114-0137433

Witness my hand this 7th day of November, 2005.

Nick J. Forlano
By Len Shera as his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 7th day of November, 2005 before me personally appeared Len Shera, the person who executed the foregoing instrument on behalf of Nick J. Forlano, and acknowledged that he executed the same as the free act and deed of the said Nick J. Forlano, through Power of Attorney granted Len Shera by the said Nick J. Forlano.

Witness my hand and official seal at Nashville, Tennessee this 7th day of November, 2005.

Commission expires: May 28, 2006

Beth Triplett
Notary Public

