Davidson County DEEDWARR
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Fees:13.00 Taxes:1572.50

20080530-0055195

THIS INSTRUMENT PREPARED BY:
The Title Shop, LLC
1612 Westgate Circle, Suite 213
Brentwood, Tennessee 37027
Office: 615.324.0423

FROM: Andrea L. Little, Grantors
TO: Matthew & Taylor Dobbs, Grantees

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Map/Parcel
Numbers Matthew D. & Taylor S. Dobbs 2209 Natchez Trace Nashville, TN 37212	SunTrust Mortgage Inc. P.O. Box 79041 Baltimore, MD 21279-0041	104.15-0-003.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for the transfer is $425,000.00.

Affiant

Subscribed and sworn to before me this the 29th day of May, 2008.

My commission expires: 3-20-2010

NOTARY PUBLIC

DEBORAH H. BERRIE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, We, **Andrea L. Little**, unmarriedhereinafter called the Grantors have bargained and sold, and by these presents do hereby convey, transfer, remise, release and relinquish unto **Matthew D. Dobbs and wife, Taylor S. Dobbs**, hereinafter called the Grantees, Grantees' heirs and assigns, all of Grantors' right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 3 on the map of a subdivision of Lots No. 31 and 32 in Bransford Realty Company's Westmorland, Subdivision as of record in Book 547, page 113, Register's Office for Davidson County, Tennessee.

SAID Lot No. 3 fronts 80 feet on the westerly side of 28th Avenue and runs back 115 feet on the northerly line and 50 feet on the southerly line with the northerly margin of an alley to a dead line measuring 130 feet thereon.

BEING the same property conveyed to Andrea L. Little, a single person, by warranty deed, recorded January 14, 2004 in Instrument No. 20040114-0005780, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 113, said Register's Office.

The above-described property is improved property known as: 2209 Natchez Trace, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all appurtenances, estate, title, hereditaments and interest thereunto belonging to said Grantees, their heirs, successors and assigns in fee simple forever.

Grantors covenant that Grantors are lawfully seized and possessed of said land in fee simple; have full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantors further covenant and bind ourselves, our heirs and representatives to forever warrant and 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 grades.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 29th day of May, 2008.

"GRANTORS"

Andrea L. Little

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared, the within named Andrea L. Little, the bargainor/s with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee this 29th day of May, 2008.

NOTARY PUBLIC AT LARGE

My commission expires: May 8 2012

Notary Public

{Seal}

ainor/s, and that she/he executed the within instrument in behalf of XXX and XXX as the free act and deed of the said XXX and XXX.

WITNESS my hand and official seal at _____, Tennessee this _____ day of _____, 2007.

My commission expires:_____

Notary Public

{Seal}