WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/05/08 08:46 2 pgs
Fees:13.00 Taxes:481.00
20080905-0090959

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 5-8-12

(AFFIX SEAL)

FRANKIE A. MATTHEWS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Dobbs	New Owner	Map & Parcel 05213001000
(NAME)	(NAME)	
3080 Hillsboro Road		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, Bertie Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael R. Dobbs and wife, Nancy T. Dobbs, 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 the northerly 25 feet of Lot No. 11, all of Lot No. 12, and the southerly 25 feet of Lot No. 13 on the Plan of Gothard's Subdivision as of record in Book 547, Page 79, Register's Office for said County, described together as follows:

Said lot and parts of lots front together 100 feet on the westerly side of Miami Avenue and run back between lines to the low water mark of the Cumberland River 155 feet, more or less.

Being the same property conveyed to Bertie Johnson by Affidavit of Heirship of record in Instrument Number 20031027-0158009, Register's Office, Davidson County, Tennessee.

Subject to any and all matters and notes on plat of record in Book 547, Page 79, Register's Office, Davidson County, Tennessee.

Subject to easement for the flow of the Cumberland River.

Subject to Agreement for Dedication of Easement for Sewage Pumps, Service Lines, Ingress/Egress Purposes & Appurtenances of record in Book 10673, Page 141, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2623 Miami Avenue, Nashville, TN 37214

(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 my hand this 4th day of September, 2008.

Bertie Johnson

Bertie Johnson

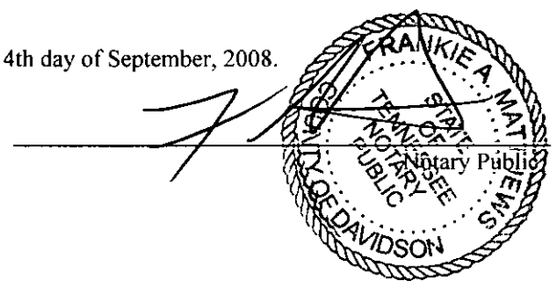
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bertie Johnson the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at White House, Tennessee this 4th day of September, 2008.

Commission expires:
5-8-12



Notary Public