BILL GARRETT, Davidson County
Trans:T20100073759 DEEDWARR
Recvd: 11/22/10 09:33 2 pgs
Fees:13.00 Taxes:3237.50
20101122-0093068

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010487

**Send Tax Bills To:**
Suntrust Mortgage, Inc.
401 Commerce Street, Suite 6100
Nashville 37220

**New Owner is:**
Matthew R. Burnstein
945 Travelers Court
Nashville, TN 37220

MAP: 145-07-0

PARCEL: 064.00

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Laurie A. Dobbs and husband, William P. Dobbs**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Matthew R. Burnstein and wife, Julie Burnstein**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **945 Travelers Court, Nashville, TN 37220**

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Lot No. 25 on the plan of Inns of Granny White as of record in Book 6250, Page 460, as amended in Plat Book 6900, Page 125, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the easterly margin of Travelers Court being the most westerly corner of Lot No. 24 on the plan of Inns of Granny White, as of record aforesaid; thence, South 30 degrees 42 minutes 1 second East 271.67 feet to a point; thence South 43 degrees 30 minutes 49 seconds West 125.35 feet to a point; thence North 38 degrees 22 minutes 59 seconds West 323.65 feet to a concrete monument on the easterly margin of the intersection of Travelers Court and Harpeth Knobs Drive; thence, northwardly along a curve at the intersection of Harpeth Knobs Drive and Travelers Court having a length of 35.57 feet and a radius of 25.00 feet to a concrete monument; thence, North 73 degrees 57 minutes 53 seconds East 93.31 feet along the easterly margin of Travelers Court to a concrete monument; thence, northeastwardly along a curve forming the easterly margin of Travelers Court having a length of 44.79 feet and a radius of 175.00 feet to the point of beginning.

Being the same property conveyed to Laurie A. Dobbs by Quitclaim Deed from William P. Dobbs, of record in Instrument Number 20100729-0059444; and the same property previously conveyed to William P. Dobbs and Laurie A. Dobbs, husband and wife, by Warranty Deed of record Instrument Number 20040303-0024299, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

WD LD

**Sellers Initials**

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 19th day of November, 2010.

GRANTOR(S):

Laurie A. Dobbs

**LAURIE A. DOBBS**

William P. Dobbs

**WILLIAM P. DOBBS**

**ACKNOWLEDGEMENT**

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Laurie A. Dobbs Aand William P. Dobbs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 19th day of November, 2010.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

**NOTARY PUBLIC**
My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF** Williamson

The actual consideration or value, whichever is greater, for this transfer is **$875,000.00**.

Laurie A. Dobbs

**AFFIANT**

**SWORN TO** and subscribed before me this 19th day of November, 2010.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

**NOTARY PUBLIC**
My commission expires: _____