FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$18,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **July 11, 2012.** Notary Public MY COMMISSION EXPIRES: 1/26/14 (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20130004268 DEEDWARR
Recvd: 01/15/13 09:07 2 pgs
Fees: 13.00 Taxes: 66.60
20130116-0005016

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC
2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**12-0236**

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel Lee Thomas	**Samuel Lee Thomas**	**076-01 120.00**
(NAME) **505 Hidden Hill Drive**	(NAME) **507 Hidden Hills Drive**	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) **Nashville, TN 37076**	
(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, **Ivy Larue Dobson,,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Samuel Lee Thomas,,** 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. 99-B, on the Plan of Tulip Grove Woods, of record in Book 6200, page 69, as amended in Book 6250, page 324, Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Ivy Larue Dobson, by Cash Deed of Tennessee filed for record on 8/11/1995 at Book 9759, page 748, said Register's Office.

Nikki C. Dobson, spouse of Ivy Larue Dobson, joins in the execution of instrument for the purpose of conveying any marital interest she may have to said property.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **505 Hidden Hill Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **29th** day of **June, 2012**.

Ivy Larue Dobson
Ivy Larue Dobson

Nikki C. Dobson
NIKKI C. DOBSON

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Ivy Larue Dobson**, NIKKI C. DOBSON with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **29th** day of **June, 2012**.

NOTARY PUBLIC

My Commission Expires: 1/26/14

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY