BOX 10-A

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

RETURN TO:
PREMIER ESCROW, LLC

BILL GARRETT, Davidson County
Trans:T20130043704 DEEDWARR
Recvd: 05/24/13 11:17 2 pgs
Fees:13.00 Taxes:1561.40

20130524-0052814

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN.
My Commission Expires OCT 21, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 422,000.00.

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa L. Taylor	Movement Mortgage	MAP 154000
8624 Poplar Creek Road	3310 West End Ave. #500	PARCEL 11500
Nasvhille, TN 37221	Nashville, TN 37203	
(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, **Mike Dobbs and wife, Nancy Dobbs**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Melissa L. Taylor , a single woman and Holly S. Dunn , a single woman, as Joint tenants with Right of Survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel or tract of land in Davidson County, State of Tennessee, described as follows:

Beginning at a point in the center of Poplar Creek Road, Southwest corner of a 5.00 acres tract, Tract 3 of the Division of part of Goodall Bailey Property then with center of road with a curve to the right, delta 10 degrees, 27 minutes. 12 seconds. a radius of 847.19 feet chord north 61 degrees 53 minutes 24 seconds west 154.35 feet a distance of 154.57 feet then North 58 degrees 39 minutes 48 seconds, West 261.97 feet than leaving road with the East line of a 5.00 acre tract, Tract 1 of Division of Goodall Bailey Property, North 12 degrees 49 minutes 33 seconds, East 450.00 to an iron rod, North 30 degrees 15 minutes 45 seconds, West, 256.16 feet to an iron rod, then with Goodall Bailey Property North 75 degrees 08 minutes 21 seconds East 152.89 feet to an iron rod, South 24 degrees 29 minutes 40 seconds East, 187.00 feet to an iron rod, South 37 degrees 26 minutes 16 seconds East, 108.79 feet to an iron rod, South 65 degrees 45 minutes 46 East 126.44 feet to an iron rod, then with the West line of Tract 3, South 02 degrees 07 minutes 26 seconds West 607.89 feet to the beginning containing 5.00 acres, more or less being tract 2 according to a survey by Perry Chapdalaina Jr. 3.21.1984.

Being the same legal description contained in previous deed.

Being the same property conveyed to Mike Dobbs and wife, Nancy Dobbs by deed from James P. Orr, IV and wife, Katherine E. Orr dated January 28, 2010 of record in Instrument No. 20100204-0009077, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **8624 Poplar Creek Road, Nasvhille, TN 37221.**

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 our hand(s) this the 22nd day of May, 2013.

Mike Dobbs

Nancy Dobbs

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mike Dobbs** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 22nd day of May, 2013.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF Williamson

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

Witness my hand and official seal this the 22nd day of May, 2013.

My Commission expires: March 8, 2016

Notary Public

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE