THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31276-06-2013**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me this 30th day of July, 2013. Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Lorri Anne Lee 6533 Cornwall Drive Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 115 100 02200

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Karen Y. Dobbs, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lorri Anne Lee, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 6533 Cornwall Drive, Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This is not the marital principal residence of the Grantor herein.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of July, 2013.

Karen Y. Dobbs

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Karen Y. Dobbs**, 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, at office, this 30th day of July, 2013.

Notary Public

My Commission Expires:

GERALD G. F.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

BILL GARRETT, Davidson County
Trans:T20130065703 DEEDWARR
Recvd: 08/01/13 09:15 2 pgs
Fees:13.00 Taxes:2405.00

20130801-0080047

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 185 on the Plan of Section Two, West Meade Estates, of record in Plat Book 2900, page 118, amended in Book 3844, page 418, Register's Office for said County.

Said Lot No. 185 fronts 150 feet on the westerly margin of Cornwall Drive and extends back 375 feet on the southerly line and 381.05 feet on the northerly line to a dead line in the rear, measuring 113.5 feet (erroneously referenced as 113.05 feet in the previous deed of record) thereon.

Being the same property conveyed to Stacey M. Dobbs, III, and wife, Karen Y. Dobbs, by deed dated February 18, 1994, from Margaret K. Murphy and husband, Terrence L. Murphy, of record in Book 9264, page 694, Register's Office for Davidson County, Tennessee. Stacey M. Dobbs, III, died on March 11, 2007.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3134, page 426, amended in Book 4503, page 111, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 2900, page 118, amended in Book 3844, page 418, Register's Office for Davidson County, Tennessee.