BILL GARRETT, Davidson County
Trans:T20130089705 DEEDWARR
Recvd: 10/17/13 16:13 2 pgs
Fees:13.00 Taxes:1017.50

20131017-0108847

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE)
COUNTY OF)

The actual consideration or value, whichever is greater, is $275,000.00 (Three Hundred Seventeen Thousand).

AFFIANT

Subscribed to and sworn before me this 15TH day of OCTOBER, 2013.

NOTARY PUBLIC MY COMMISSION EXPIRES:

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Sarah Talley Roos and Zachary Michael Roos 160 Kenner Avenue Nashville, TN 37205	New Owner	11604004800

WARRANTY DEED

FOR AND IN 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, I/WE, ESTATE OF JOHN R. DOBRIN, BY VICTOR M. GLASBERG, EXCUTOR, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, SARAH TALLEY ROOS AND HUSBAND ZACHARY MICHAEL ROOS, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being the Southerly 50 feet on Lot No. 19 on the Plan of Konner-Manor Land Company's Second Subdivision of the Konner Tract, as of record in Book 421, Page 100, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Gustav Dobrin and wife, Sophie Dobrin by deed from John O. Hicks and wife, Dorothy L. Hicks of record in Book 2692, Page 461, Register's Office for Davidson County, Tennessee. Affidavit of Heirship recorded in Instrument Number 20040422-0045647 established Gustav Dobrin died prior to Sophie Dobrin and that Sophie Dobrin died leaving John R. Dobrin as her only heir-at-law. John R. Dobrin having died testate as evidenced by Last Will and Testament under file 13P329, Probate Clerk's Office for Davidson County, Tennessee. Victor M. Glasberg, Esq, is appointed Executor, by the Letters of Testamantary to convey said property. John R. Dobrin and John Robert Dobrin are one in the same.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(X) IMPROVED ( ) UNIMPROVED	Property known as: 160 KENNER AVENUE NASHVILLE,TN37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to allgenders.

BY _____
Victor M. Glasberg, Executor
Estate of John R. Dobrin

Witness this the 15th day of October, 2013.

STATE OF VIRGINIA)
City ~~COUNTY~~ OF ALEXANDRIA)

On this 15th day of October, 2013, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Victor M. Glasberg with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Executor of Estate of John R. Dobrin**, the within named bargainor, an Estate, and that as such Executor being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing the name of the Estate, by the said Victor M. Glasberg as such Executor.

Witness my hand and official seal on this the 15th day of October, 2013.

_____
Notary Public

Commission Expires: 10/31/2016

NANCY MARIA ESPELAND
NOTARY PUBLIC
REG # 7216866
MY COMMISSION EXPIRES
10/31/2016
COMMONWEALTH OF VIRGINIA