WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/14 14:11 2 pgs
Fees:13.00 Taxes:35.15
20140922-0086842

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$9,500.00.**

Affiant

Subscribed and sworn to before me this 18th day of September, 2014.

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

ANDREW H. MAHONEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Tremaine Smith	SAME	08110031500
915 14th Ave S		
Nashville, TN 37212		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Andrew Dobson**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Tremaine Smith**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Beginning at a point 200 feet southerly from the southeast intersection corner of Osage Street and 25th Avenue, North; thence southwardly 50 feet to a stake; thence eastwardly 132 feet to a stake to the property owned by Garcia and Hudgins; then northwardly 50 feet to a stake in the line of the property owned by Eulice Hudgins; thence westwardly 132 feet to the point of beginning.

Being the same property conveyed to Exie Dobson and son, William M. Dobson from Sam Garfinkle and wife, Eva R. Garfinkle by Installment Deed on April 1, 1951, of record in Book 1970, Page 546, Register's Office for Davidson County, Tennessee. The said Exie Dobson having since died and William M. Dobson, Maggie Irene Hayes and Sally B. Bostick as her sole surviving heirs at law. Further conveyed to William M. Dobson from Maggie Irene Hayes and Sally B. Bostick by Quitclaim Deed on August 23, 1979, of record in Book 5488, Page 51, Register's Office for Davidson County, Tennessee. Further conveyed to Andy Lee Dobson, a remaining interest of said property from William M. Dobson by Quitclaim Deed on August 23, 1979, of record in Book 5488, Page 52, Register's Office for Davidson County, Tennessee. William Morgan Dobson, Sr. having since died on February 4, 1992 and Andy L. Dobson having since died on July 11, 2013, leaving Andrew T. Dobson the sole surviving heir at law, as evidenced by an Affidavit of Heirship of record in Instrument Number 20140922-0086841 **, said Register's Office.**

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 421, Page 188, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1630 25th Avenue North, Nashville, TN 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 hands this September 18, 2014.

Andrew Dobson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and ualified, personally appeared **Andrew Dobson** to me known to be the person described in nd who executed the foregoing instrument, and acknowledged that she executed the same or the purposes therein contained.

WITNESS my hand and Official Seal at office this September 18, 2014

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE