BILL GARRETT, Davidson County
Trans:T20140074619 DEEDWARR
Recvd: 10/03/14 09:31 2 pgs
Fees:13.00 Taxes:2035.00
20141003-0091516

This instrument prepared by: John F. Morreale, Attorney
449 Taft Avenue
Glen Ellyn, Illinois 60137

WARRANTY DEED

THIS INDENTURE, made this day of , A.D., 20 , by and between

Robin C. Minturn and spouse, Seth Alexander Strauss

First Parties, and

Michael T. Dobbs & wife Amy M. Dobbs
Second Parties,

WITNESSETH: That said First Parties, for and in consideration of the sum of ---------One and NO/100----------Dollars ($1.00), and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged, have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11, ON THE PLAN OF TAGGARTWOOD, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE 60, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBIN C. MINTURN BY QUITCLAIM DEED FROM CHRISTOPHER S. NELSON, RECORDED ON JUNE 2, 2006, OF RECORD IN INSTRUMENT NO. 20030602-0064924, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

OWNER:
Michael T. & Amy M. Dobbs
1240 Cliffee Dr.
Brentwood, TN 37027

RESPONSIBLE TAXPAYER:
Same as Owner

MAP CLT# 159-00-0-002.23

MR-BR-10286-23994

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

x _____ x _____

Robin C. Minturn Seth Alexander Strauss

✓STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Robin C. Minturn and spouse, Seth Alexander Strauss , with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26 day of April, 2017.

✓_____ Notary Public

My Commission Expires:

_____

My Commission Expires JULY 8, 2013

I hereby swear or affirm that, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 550,000.00. Affiant _____.

Subscribed and sworn to before me this 26th day of September, 20 14.

My Commission Expires: 3-8-16

_____

JONATHAN TRISTON JACOBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON CO.

MR-BR-10286-23994