BILL GARRETT, Davidson County
Trans:T20140080824 DEEDWARR
Recvd: 10/27/14 14:44 4 pgs
Fees:22.00 Taxes:0.00
20141027-0098935

THIS DOCUMENT PREPARED BY **JEFFREY MOBLEY** Howard Mobley Hayes & Gontarek, PLLC 2319 Crestmoor Road Nashville, Tennessee 37215 (615) 627-4444	**This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(3)(F).**

Address of new owners:	Send Tax Bills to:	Map-Parcel Numbers
Philip R. Dobbs & Michelle W. Dobbs, Trustees 4415 Iroquois Avenue Nashville, Tennessee 37205	SAME	130 02 0 166.00

WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Philip R. Dobbs and Michelle W. Dobbs, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Philip R. Dobbs and Michelle W. Dobbs, Trustees of The Dobbs Living Trust, established by the Revocable Trust Agreement of Philip R. Dobbs and Michelle W. Dobbs dated January 19, 2006**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors, heirs and assigns, all of the Grantors' right, title and interest in and to real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is subject to the following:

1. Current year's State and County taxes, which have been assumed by the Grantees.

2. Any matters of record.

TO HAVE AND TO HOLD the said real property herein conveyed, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, the Grantees' successors, heirs and assigns, forever; and the Grantors covenant with the said Grantees that the Grantors are lawfully seized and possessed of said real property, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and the Grantors further covenant and bind the Grantors, the Grantors' heirs, assigns and representatives, to warrant and forever defend the title to the said real property to the said Grantees, the Grantees' successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 23rd day of October, 2014.

Philip R. Dobbs

Michelle W. Dobbs

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Philip R. Dobbs and Michelle W. Dobbs, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 23rd day of October, 2014.

My Commission Expires: _____

LINDSAY KEEFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

Lindsay Keefe
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being the easterly part of Lot No. 4 and the westerly 34.66 feet of Lot No. 5 on the Plat of the Subdivision of Lots Nos. 11, 46 and parts of Lots Nos. 10, 44-B, 45 and 47 in Belle Meade, Plan No. 2 as of record in Book 421, page 55, also part of Lot No. 47 on the Plan of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, described together as follows:

BEGINNING on the southerly margin of Iroquois Place at a point 34.66 feet East of the corner of said Lots Nos. 4 and 5; thence with the southerly margin of said Place westerly 97 feet 8 inches to the northeast corner of the property conveyed to R. R. Sneed by deed from Donald M. Street and wife, of record in Book 1645, page 253, said Register's Office; thence with the easterly line of said Sneed property, southwardly 36.07 feet to intersection of the easterly line of the property conveyed to Louis Farrell, Jr. and wife, by deed from R. R. Sneed and wife, of record in Book 1577, page 403, said Register's Office, continuing southwardly and with said Farrell's easterly line, 181.4 feet to a post, said Farrell's southeast corner; thence eastwardly 10.5 feet to the southeast corner of the property conveyed to D. M. Street and wife, by deed from R. R. Sneed and wife, of record in Book 1645, page 23, said Register's Office; thence with the easterly line of said property, northwardly 19 feet to the southerly line of said Lot No. 5; thence with said eastwardly line 100 feet; thence northwardly 198 feet to the beginning.

Being the same property conveyed to Philip R. Dobbs and wife, Michelle W. Dobbs, by deed from John B. Mowell, Trustee of The John B. Mowell Living Trust, of record as Instrument No. 20110831-0067452, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the 2014, prorated by the parties and assumed by the Grantees.

2. All matters appearing on the Plan of record as Book 421, page 55, Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer of record in Book 5787, page 259, Register's Office for Davidson County, Tennessee.

4. Easement for water line of record in Book 984, page 116, Register's Office for Davidson County, Tennessee.

This is improved property known as 4415 Iroquois Avenue, Nashville, Tennessee 37205.