THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15084927**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $199,900.00. Craig & Erin Dobson Affiant Subscribed and sworn to before me, this 3rd day of September, 2015. JASON T. NAPIER Notary Public, State of Ohio My Comm. Expires Feb 17, 2020 Notary Public My Commission Expires: Feb 17 2020

WARRANTY DEED

Address New Owner: Sara K Putnam 1017 Blythe Ct W Nashville TN 37221	Send Tax Bills To: Franklin Synergy Bank 722 Columbia Avenue Franklin, TN 37064	Tax Information: Tax Parcel ID No. 141-12-0B-019.00-CO

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, **Erin M. Dobson and Craig N. Dobson, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Sara K Putnam and Harold A Barnard, II, wife and husband,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BILL GARRETT, Davidson County
Trans:T20150076336 DEEDWARR
Recvd: 09/08/15 14:26 2 pgs
Fees:13.00 Taxes:739.63
20150908-0091202

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Phase 1, Southampton of record in Plat Book 5200, Page 464, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erin M. Dobson and Craig N. Dobson, wife and husband by Warranty deed from Amanda Thompson, an unmarried woman of record in Instrument No. 20120319-0023034 Register's Office for Davidson County, Tennessee, dated March 15, 2012 and recorded on March 19, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 5200, Page 464, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of record in Book 5971, Page 839, amended in Book 6120, Page 450, Book 6231, Page 63, Book 6121, Page 430, Book 6624, Page 569 and Book 7140, Page 345, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition 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.

By-Laws of record in Book 6355, Page 517, Register's Office for Davidson, County, Tennessee.

Charter for Southampton Homeowners' Association, Inc., of record in Book 6323, Page 132, in the Register's Office for Davidson County, Tennessee.

Deed of common areas to Southampton Homeowners' Association, Inc., of record in Book 7385, Page 769, in the Register's Office for Davidson County, Tennessee.

Easement to South Central Bell Telephone of record in Book 6009, Page 51, in the Register's Office for Davidson County, Tennessee.

Grant of Subdivision Sign Easement of record in Book 10504, Page 462, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1017 Blythe Ct W Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this ___ day of September, 2015.

Erin M. Dobson

Craig N. Dobson

STATE OF Ohio)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Erin M. Dobson and Craig N. Dobson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of September, 2015.

Notary Public
My Commission Expires: Feb 17 2020

NOTARY PUBLIC STATE OF OHIO

JASON T. NAPIER
Notary Public, State of Ohio
My Comm. Expires Feb. 17, 2020