WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/01/15 14:09 2 pgs
Fees:13.00 Taxes:96.20
20151201-0121158

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $26,000.00

Affiant

Subscribed and sworn to before me this 30th day of November, 2015

Notary Public
My Commission expires: 5-24-17
(Affix Seal)

JULIE COONE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

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:
Dustin Lee Dobbs	Same	01700027000
5878 Lickton Pike		
Goodlettsville, TN 37072		

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, **Patricia Armstrong**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Dustin Lee Dobbs**, his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being in the 10th Civil District of Davidson County, Tennessee, and beginning at a point on the northerly side of Lickton Pike at an iron pin thence north 50 degrees 37' West 370 feet t an iron pin, thence north 6 degrees 9' East 369 feet to a rock, thence north 62 degrees 46' East 260 feet to a point; thence south 21 degrees 19' East 677.31 to an iron pin located on the northerly side of Lickton Pike, thence with the northerly margin of Lickton Pike South 82 degrees 0' West 50 feet to a point; thence south 70 degrees 0' West 100 feet to a point; thence south 61 degrees 0' West 100 feet to an iron pin and the point of beginning, and containing 5.12 acres, more or less.

Being the same property conveyed to Patricia Armstrong from David G. Mangum, Substitute Trustee, by Substitute Trustee's Deed on May 8, 2015, of record in Instrument Number 20150508-0042351, Register's Office for Davidson County, Tennessee.

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 2016 in the estimated amount of $670.03 for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 01700027000, which are not due until 10/1/2016.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **5878 Lickton Pike, Goodlettsville, TN 37072**

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 November 24, 2015.

Patricia Armstrong

Patricia Armstrong

STATE OF TENNESSEE
COUNTY OF Williamson

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

WITNESS my hand and Official Seal at office this November 24, 2015

My commission expires 2/19/18

Notary Public

DUSTIN RAY SPAIN
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, Julie Coone, 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: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.