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| **This document prepared by (and after recording return to):** | |
| **Name:** | **William Davis, Attorney, P.C.** |
| **Address:** | **219 Ward Circle, Ste 5** |
| **City, State, Zip:** | **Brentwood, TN, 37027** |
| **Phone:** | **615-369-0039** |

BILL GARRETT, Davidson County
Trans:T20160054188 DEEDWARR
Recvd: 06/24/16 14:21 2 pgs
Fees:13.00 Taxes:2408.70
20160624-0064824

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## WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Deborah C. Carroll,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Stephen M. Dobson and wife, Kimberly Dobson,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 156 on the Plan of West Meade Farms, Inc., Section G, of record in Book 1835, page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 156 fronts 130.0 feet on the northerly margin of Vosswood Drive and extends back 328.0 feet on the westerly line and 328.0 feet on the easterly line to a dead line in the rear measuring 130.0 feet thereon.

Being the same property conveyed to Deborah C. Carroll by Quitclaim Deed from Lucius W. Carroll, III, dated 07/20/2007 and filed for record on 08/15/2007 in Instrument Number 20070815-0097592, Register's Office for Davidson County, Tennessee.

This is improved property also known as 6230 Vosswood Drive, Nashville, Tennessee, 37205.

Map and Parcel Number: 115-11-93

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 22nd day of June, 2016.

Deborah C. Carroll -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Deborah C. Carroll, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 22nd day of June, 2016.

NOTARY PUBLIC

My Commission Expires: 12/27/2016

| Grantee(s) Name, Address: | Send Tax Statement To: |
|---|---|
| Stephen M. Dobson, et ux | new owner |
| 6230 Vosswood Drive | |
| Nashville, TN 37205 | |

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$651,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 22nd day of June, 2016.

Affiant

Notary Public

My commission expires:
10/18/2016