THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20160095729 DEEDWARR
Recvd: 10/31/16 08:49 2 pgs
Fees:13.00 Taxes:2423.50
20161031-0114460

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Joshua David Dodd and Jonathan Andrew Dodd 2508 White Avenue Nashville, TN 37204	BancorpSouth Bank 5217 Maryland Way Brentwood, TN 37027	105-14-0-267.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DAVID MOORE DODD AND EDWARD MICHAEL DODD**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **JOSHUA DAVID DODD AND JONATHAN ANDREW DODD, as Tenants in Common**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Property which conveyed to the Grantors herein by three (3) separate deeds, made up of four separate but adjacent subdivision lots, described in turn below as follows, to wit:

Land in Davidson County, Tennessee, being Lot 97, GEO. I. WADDEY'S SUBDIVISION OF WESTWOOD, as shown on plat of record in Plat Book 332, Page 99, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to David M. Dodd and Edward Michael Dodd, by Warranty Deed from Michael S. Smith, of record at Instrument No. 20070720-0086738, Davidson County Register of Deeds.

This is property commonly known as: 2502 White Avenue, Nashville, TN 37204

and

Land in Davidson County, Tennessee, Being Lot No. 98 on the Plan of GEORGE I. WADDEY'S SUBDIVISION OF WESTWOOD, as of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 98 fronts 50 feet on the easterly side of Sixth Avenue South, extended, and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to David M. Dodd and Edward Michael Dodd, as tenants in common, by Warranty Deed from Joseph B. Saunders and wife, Carol Phelan Saunders, of record at Instrument No. 20070103-0000899, Davidson County Register of Deeds.

This is property commonly known as: 2504 White Avenue, Nashville, TN 37204

and

Land in Davidson County, Tennessee, being Lot Nos. 99 and 100 on the Plan of GEO. I. WADDEY'S SUBDIVISION OF WESTWOOD, as of record in Plat Book 332, page 99, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to David Moore Dodd and Edward Michael Dodd, as tenants in common, by Warranty Deed from Gary Semanchik and wife, Lucy Semanchik, of record at Instrument No. 20041019-0125774, Davidson County Register of Deeds.

This is property commonly known as: 2506 & 2508 White Avenue, Nashville, TN 37204

An address is not part of a legal description, but is noted for common reference only.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. 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 26th day of **October, 2016**:

David Moore Dodd

Edward Michael Dodd

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID MOORE DODD**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of October, 2016:

Notary Public

My Commission Expires: _____

KIMBERLY C. HUBBELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. APRIL 20, 2019

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **EDWARD MICHAEL DODD**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 26 day of October, 2016:

Notary Public

My Commission Expires: _____

KIMBERLY C. HUBBELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. APRIL 20, 2019

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $655,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2016:

Notary Public

My Commission Expires: _____

KIMBERLY C. HUBBELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXP. APRIL 20, 2019