Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

16-0505

BILL GARRETT, Davidson County
Trans:T20160101136 DEEDWARR
Recvd: 11/16/16 10:04 2 pgs
Fees:13.00 Taxes:491.73
20161116-0120741

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $132,900.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2016.

Notary Public

My commission expires: 9-6-20

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
305-B Indian Lake Blvd., Suite 220, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Kyle C. Dobson	Kyle C. Dobson	052-02-0-056.00
606 McCarley Avenue	606 McCarley Avenue	
Madison, TN 37115-4138	Madison, TN 37115-4138	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Linda Sue Fortner, unmarried

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Kyle C. Dobson, a single man

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee and being Lot No. 9 and the Westerly 25 feet of Lot No. 10, Block "D" on the Map of Rainbow Terrace, as Revised, as of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 and Part of Lot No. 10 adjoin and front together 75 feet on the South side of McCarley Avenue and run back between parallel lines, 145 feet to a dead line.

Being the same property conveyed to Linda Sue Fortner by Quitclaim deed from Nadine Lentz Rye of record in Instrument No. 20071128-0138024, Register's Office for Davidson County, Tennessee, dated July 11, 2007 and recorded on November 28, 2007.
Being also known as 606 McCarley Avenue, Madison, Tennessee 37115-4138

This is X improved ☐ unimproved property known as **606 McCarley Avenue, Madison, TN 37115-4138.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of November, 2016.

Linda Sue Fortner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Linda Sue Fortner, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of November, 2016.

Notary Public
My Commission Expires: 4-24-19

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 616299