WARRANTY DEED

Ann M. Vanderhoof
State of Tennessee Notary Public
Williamson County, TENN.

P-KW-16-505-T

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson AMV

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

William B. Kerby III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF DECEMBER, 2016.

Ann M. Vanderhoof
Notary Public

MY COMMISSION EXPIRES: 12.27.2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William B. Kerby, III and Mallorie F. Kerby	New Owner	
(NAME)	(NAME)	
505 Fairhaven Court		**161-10-0B-106.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BENJAMIN F. DOBBS, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM B. KERBY, III AND MALLORIE F. KERBY, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 297 on the Plan of Second Revision - Phase Six, Villages of Brentwood of record in Plat Book 6900, Page 316, and amended in Book 8098, Page 973, 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 Benjamin F. Dobbs, Jr. by Warranty deed from Thomas L. Scott and wife, Michelle Scott of record in Book 8663, page 595, Register's Office for Davidson County, Tennessee, dated February 08, 1992 and recorded on June 29, 1992.

Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that she may have in said property.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6900, Page 316, as amended in Book 8098, Page 973;
- Covenants, Conditions and Restrictions of record in Book 6143, Page 11, Book 6398, Page 495, Book 6852, Page 497 and Book 7207, Page 251;
- Articles of Incorporation of record in Book 6158, Page 352;
- Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 6897, Page 116 and Book 6730, Page 508;
- Easement for water Main of record in Book 6310, Page 961, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **505 Fairhaven Court , Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans:T20160109258 DEEDWARR
Recvd: 12/13/16 10:00 2 pgs
Fees:13.00 Taxes:869.50
20161213-0130435

Witness my/our hand(s) this the 8th DAY OF DECEMBER, 2016.

Benjamin F. Dobbs, Jr.

Sonya F. Dobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN F. DOBBS, JR. and SONYA F. DOBBS, the within named bargainor, 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.

Witness my hand and official seal, this the 8th of December, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

~~**RETURN TO:**~~
~~Rudy Title and Escrow, LLC~~
~~2012 21st Avenue South~~
~~Nashville, TN 37212~~

Return To: Ashworth Law Firm, PLLC
237 2nd Ave. South
Franklin, TN 37064