THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203

File No.: M165786

STATE OF TENNESSEE,
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $285,600.00

Affiant

BILL GARRETT, Davidson County
Trans: T20170006046 DEEDWARR
Recvd: 01/23/17 08:40 2 pgs
Fees: 13.00 Taxes: 834.72
20170123-0006816

Subscribed and sworn to before me, this the 13th day of January, 2017.

Notary Public
My Commission Expires:

KRISTI FARRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES JULY 6, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bradley J. Dobner Ellen Norvell Dobner 2412 Cloverdale Rd Nashville, TN 37214	First Freedom Bank 1620 W. Main St. Lebanon, TN 37087	095-11-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Becky M. Poarch, a single woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Bradley J. Dobner and wife, Ellen Norvell Dobner**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 11 on the Plan of Merry Oaks, Section IV, as of record in Book 2330, Page 128, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Beginning at a point in the North margin of Cloverdale Road at the corner of Lots 11 and 12; thence with the line between said lots, Northerly 147 feet to a corner of Lot 10; thence with the line between lots 10 and 11, Westerly 125.9 feet to the east margin of Cloverdale Court; thence with the margin of the same Southerly 104.7 feet to the beginning of a curve; thence around said curve Southeasterly 39.3 feet to the north margin of Cloverdale Road; thence with the margin of the same, Easterly 93 feet to the point of beginning.

Being the same property conveyed to Becky M. Poarch, an unmarried person by Warranty Deed from Jacquelyn Schleicher, Don Frank Schleicher, Kelly J. Schleicher Barnes, Jacquelyn Adrienne Stanfield, and Robert Ashley Stanfield, recorded on the 31st day of May, 2002 in Instrument No. 20020531-0066366, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 2412 Cloverdale Rd, Nashville, TN 37214

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, Grantor has executed this instrument on this 13th day of January, 2017.

Becky M. Poarch

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Becky M. Poarch**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of January, 2017.

Notary Public
My Commission expires:
5/5/2020

