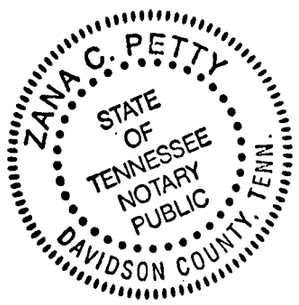
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of April, 2017

Notary Public:

MY COMMISSION EXPIRES: 7.2.18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Bobby R. Rhea	Bobby R. Rhea	Parcel ID:
824 Allen Road	824 Allen Road	19614011600
Nashville, TN 37214	Nashville, TN 37214	

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Glenda M. King, James L. Driver, Deanna L. Jennings, and Brandee M. Seaborn, Devisees of The Estate of Minnie M. Driver Dorsey

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Bobby R. Rhea and wife, Connie A. Rhea

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:

Land in Davidson County, Tennessee, being Lot No. 772 on the Plan of Cloverhill Subdivision, Section IX, as of record in Book 2331, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 772 fronts 76 feet on the westerly margin of Allen Road and runs back between lines measuring 192.2 feet on the northerly line and 122.0 feet on the southerly line to an irregular line in the rear measuring 105.5 feet thereon.

BEING the same property conveyed to Charles E. Wright et ux Greta Fay Wright by deed from Thomas H. Driver et ux Minnie M. Driver, of record in Book 3934, Page 283, dated September 8, 1965, Register's Office for said County. The said Thomas H Driver died December 7, 1983 and title vested in Minnie M. Driver as surviving tenant by the entirety. Minnie M. Driver married Paul W. Dorsey. The said Paul W. Dorsey died February 18, 2001. The said Minnie M. Driver Dorsey died testate on April 10, 2016 and the Will was admitted to Probate as Probate No. 16P1290 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Minnie M. Driver Dorsey. The said Minnie M. Driver, Minnie M. Dorsey and Minnie M. Driver Dorsey all being one in the same person.

This conveyance is subject to Restrictive Covenants of record in Book 2401, Page 227 amended in Book 2487, Page 431, Register's Office for said County.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 2331, Page 44, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 826 Allen Road, Nashville, TN 37214

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. 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:T20170035145 DEEDWARR
Recvd: 04/26/17 11:02 2 pgs
Fees:13.00 Taxes:629.00
20170426-0040923

Witness my hand this 25th day of April, 2017.

The Estate of Minnie M. Driver Dorsey

BY: Glenda M. King
Glenda M. King
Devisee

BY:
James L. Driver
Devisee

BY: Deanna L. Jennings
Deanna L. Jennings
Devisee

BY: Brandee M. Seaborn
Brandee M. Seaborn
Devisee

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 Glenda M. King, James L. Driver, Deanna L. Jennings, and Brandee M. Seaborn, Devisees for The Estate of Minnie M. Driver Dorsey with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is are the devisees of The Estate of Minnie M. Driver Dorsey and as such devisees he/she is authorized to execute this instrument on behalf of the Estate.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of April, 2017.

My Commission Expires: 7.2.18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.