BILL GARRETT, Davidson County
Trans: T20170035273 DEEDWARR
Recvd: 04/26/17 14:11 2 pgs
Fees: 13.00 Taxes: 980.50
20170426-0041076

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $265,000.00

Affiant

Subscribed and sworn to before me, this 21st day of April, 2017.

Notary Public

My commission expires: _____

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Timothy Samuel Pombo	**New Owner**	**Map/Parcel: 172-04-0-A-079.00CO**
1448 Timber Ridge Circle		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Kevin Lynn Dobbs, an unmarried man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Timothy Samuel Pombo, single man

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. 106 on the Plan of Phase Two, Highlands of Brentwood (Formerly Brentwood Highlands) of record in Instrument No. 20000209-0013331, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin Lynn Dobbs, an unmarried man, by Warranty Deed, from Stephen Faris, III and wife, Camilla Gray Faris, dated March 31, 2006, of record in Instrument No. 20060512-0056162, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Instrument No. 20000209-0013331, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 11189, Page 612, Book 11356, Page 815, amended in Book 11629, Page 906, Instrument No. 20020722-0087704, Instrument No. 20021121-0144877 and Instrument No. 20150414-0032628, Register's Office for DAVIDSON County, Tennessee.
All matters of record in Plat Book 9700, Page 773, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 11595, Page 872, Register's Office for DAVIDSON County, Tennessee.
QCD of common areas to HOA of record in Book 11629, Page 909 and Instrument No. 20040827-0103643, Register's Office for DAVIDSON County, Tennessee.
Easement to Bellsouth of record in Book 11608, Page 467, Register's Office for DAVIDSON County, Tennessee.
Ingress and Egress Easement of record in Book 11189, Page 612, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 7461, Page 773 and Book 7461, Page 805, Register's Office for DAVIDSON County, Tennessee.
By laws of record in Book 11356, Page 840, Register's Office for DAVIDSON County, Tennessee.

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1448 Timber Ridge Circle, Nashville, TN 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 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.

Witness my/our hand(s) this 21st day of April, 2017.

Kevin Lynn Dobbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Kevin Lynn Dobbs, an unmarried man, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of April, 2017.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **170117SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027