BILL GARRETT, Davidson County
Trans:T20170037549 DEEDWARR
Recvd: 05/03/17 14:25 2 pgs
Fees:13.00 Taxes:1554.00
20170503-0043819

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-0608

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of April, 2017

Notary Public
Commission Expires: 7/3/2017

Julie Hamilton
State of Tennessee Notary Public
Davidson County

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael Smalling 1603 15th Ave South Nashville, TN 37212	Same as New Owner	105-05-0-071.00

WARRANTY DEED

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, I/WE,

Doris M.J. Dobbins, unmarried and Angela V. Dobbins, unmarried, as joint tenants with right of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael G. Smalling and Michelle L. Smalling, husband and wife

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 8 of Block 52 on the Map of the subdivision of Lots 37 and 52 of O. B. Hayes' Rokeby Place, as of record in Book 547, page 2, Register's Office for Davidson County, Tennessee and as described according to a survey thereof made by G. W. Watkins, Surveyor on February 29,1956, as follows:

Said Lot No. 8 fronts 55 feet on the Westerly margin of 15th Avenue South and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to George Jemison, Jr. and wife, Mary Elizabeth Jemison by Warranty Deed from T.A. Clark and Dainey Batson, Jr. of record in Book 2604 page 579 said Register's Office.

Being the same property conveyed to Robert Greene, Trustee by Quitclaim Deed from Doris M.J. Dobbins and Niece, Angela V. Dobbins, George Jemison, Jr. of record in Instrument No. 20130221-0017614, Register's Office for Davidson County, Tennessee, dated February 12, 2013 and recorded on February 21, 2013 and within the same deed the said Robert Greene, Trustee conveyed his interest in the subject property to Doris M.J. Dobbins and Angela V. Dobbins, as Joint tenants with right of survivorship

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1603 15th Ave South, Nashville, TN 37212.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of April, 2017.

Doris M.J. Dobbins

Angela V. Dobbins

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Doris M.J. Dobbins and Angela V. Dobbins,

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 at Brentwood, Tennessee this 28th day of April, 2017.

K. WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Commission Expires: 5-6-19

(Notary Seal)