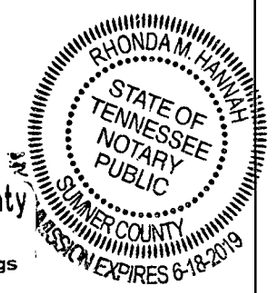
WARRANTY DEED



BILL GARRETT, Davidson County
Trans:T20170044118 DEEDWARR
Recvd: 05/24/17 11:02 2 pgs
Fees:13.00 Taxes:1091.50

20170524-0051639

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of May, 2017

Notary Public:

MY COMMISSION EXPIRES:
(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:
Sarah Sanchez	Highlands Residential Mortgage	Parcel ID:
2412 Cloverdale Rd.		09511003300
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

Bradley J. Dobner and wife, Ellen Norvell Dobner

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

Sarah Sanchez and Trinidad Sanchez, III, wife and husband

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 Bradley J. Dobner and wife, Ellen Norvell Dobner by deed from Becky M. Poarch, a single woman, of record in Instrument 20170123-0006816, said Register's Office, dated January 13, 2017.

This conveyance is subject to Restrictions of record in Book 2703, Page 233, said Register's Office.

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 Plat Book 2330, Page 128, 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 2412 Cloverdale Rd., 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.

Witness our hands this 19th day of May, 2017.

Bradley J. Dobner

Ellen Norvell Dobner

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 Bradley J. Dobner and Ellen Norvell Dobner, 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 Nashville, Tennessee, this 19th day of May, 2017.

My Commission Expires: 5/5/20

Notary Public

