BILL GARRETT, Davidson County
Trans:T20170062610 DEEDWARR
Recvd: 07/21/17 10:38 2 pgs
Fees:13.00 Taxes:937.95
20170721-0073896

This instrument prepared by & return to: Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 7th day of July, 2017, by and between Tiffany D Crawford and Omar Crawford, both unmarried, party of the first part, and Ricky R. Dobbins and Lucie K. Dobbins, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

BEING Lot No. 56 on the plan of Nocturne Forest, Phase One, as of record in Book 7900, Pages 20, 21 and 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all or part of the same property conveyed to Tiffany D. Allen and Omar Crawford by virtue of that certain Warranty Deed dated January 3, 1997, and being of record at Book 10314, Page 470 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Plat Book 7900, Pages 20-22 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Tiffany D Crawford

Omar Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Tiffany D Crawford and Omar Crawford, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of July, 2017.

Notary Public

My Commission Expires: _____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

* Tiffany D Crawford is one and the same as Tiffany D. Allen.

Property Owner & Address: Ricky R. Dobbins and Lucie K. Dobbins

116 Nocturne Forest Ct, Nashville, TN 37207

Tax Parcel No 070030A05600CO

Property Address: 116 Nocturne Forest Ct.
Nashville, TN 37207

MAIL TAX BILLS TO: owners at property address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $253,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Lucie K Dobbins
AFFIANT

SUBSCRIBED AND SWORN TO before me this 7th day of July, 2017.

Notary Public

My Commission Expires:_____

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019