Bill Garrett Davidson County
Batch# 8559 DEEDWARR
10/04/2017 03:09:07 PM 2 pgs
Fees: $13.00 Taxes: $925.00
20171004-0101957

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
17-1051HV

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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

Notary Public
Commission Expires: 9.22.20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Michael W. Dodson . 8206 Victory Trail Brentwood, TN 37027	Owner	119-15-0-012.00

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,

Aimee D. Bobbitt as Conservator for Ellen D. Farley

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

Michael W. Dodson and Rebecca F. Dodson, 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 No. 37 on the Plan of Southlake, Section Two, as of record in Book 2083, Page 84, Register's Office for Davidson County, Tennessee.

SAID Lot No. 37 fronts 78.8 feet on the westerly side of Southlake Drive and extends back 133.0 feet on the southerly line and 226.0 feet on the northerly line to a dead line in the rear measuring 116.0 feet thereon.

BEING the same property conveyed to John W. Farley, Jr. and wife, Ellen D. Farley by Warranty Deed from Paul L. Watson, dated 5/22/79 and recorded 5/23/79 in Book 5439, Page 501, Register's Office for Davidson County, Tennessee. John W. Farley, Jr. having since died 4/13/10, leaving Ellen D. Farley as the surviving tenant.

Ellen D. Farley and Ellen Juanita Farley are one and the same person.

Order Appointing Attorney Aimee Bobbitt Conservator for Ellen Juanita Farley filed June 2, 2017 in Docket No. 17P610, Circuit Court for Davidson County, Tennessee.

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: 2929 Southlake Drive, 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, 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 September, 2017.

Aimee D. Bobbitt, Conservator for Ellen D. Farley

Aimee D. Bobbitt, Conservator for
Ellen D. Farley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Aimee D. Bobbitt, as Conservator for Ellen D. Farley** 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 28th day of September, 2017.

Kim Gillespie

Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

