WARRANTY DEED

Bill Garrett Davidson County
Batch# 22320 **DEEDWARR**
11/06/2017 10:08:43 AM 2 pgs
Fees: $13.00 Taxes: $703.00

20171106-0113568

R-VRES-17-604

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael T. Evans and Jodi L. Evans	**Fifth Third Mortgage Company**	
(NAME)	(NAME)	**053-09-0-105.00**
604 Brentmeadow Circle	**5001 Kingsley Drive**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Cincinnati, OH 45227**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **RODDERICK DOBSON AND CHRISTINE DOBSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL T. EVANS AND JODI L. EVANS, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 43-B on the Plan of Zone Lot Division Lots 42 and 43. Phase 1, Kimbolton of record in Plat Book 6900, Page (s) 276 through 278, Inclusive, and amended in Book 7577, Page 553 and Zone Lot Division of record in Plat Book 6900, Page 917, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rodderick Dobson and Christine Dobson, as joint tenants by Quitclaim deed from Rodderick Dobson and Christine Payne, n/k/a Christine Dobson of record in Instrument No. 20150306-0019199 Register's Office for Davidson County, Tennessee, dated February 18, 2015 and recorded on March 06, 2015.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent.
- Plan of record in Plat Book 6900, Page (s) 276 through 278, Inclusive, and amended in Book 7577, Page 553 and Zone Lot Division of record in Plat Book 6900, Page 917, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7265, Page 655 amended in Book 7464, Page 969, Book 7470, page 126, Book 7799, page 50, and Instrument No. 20060126-0009811, Register's Office for Davidson County, Tennessee.
- Charter of record n Book 7483, page 982, re-recorded in Book 7507, page 67, Register's Office for Davidson County, Tennessee.
- By-Laws in Instrument 20030226-0025658, Register's Office for Davidson County, Tennessee.
- Deed of Dedication of record in Book 7653, Page 284, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 7237, Page 871, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **604 Brentmeadow Circle, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 31st DAY OF OCTOBER, 2017.

Rodderick Dobson

Christine Dobson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODDERICK DOBSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRISTINE DOBSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st of October, 2017.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212