Bill Garrett Davidson County
Batch# 55936 DEEDWARR
02/06/2018 02:41:30 PM 3 pgs
Fees: $18.00 Taxes: $342.25
20180206-0012050

WARRANTY DEED

MELODY WEATHERS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 07-06-2020
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $92,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF January 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Richard C. Dotson	First Tennessee Bank National	06904013900
(NAME)	(NAME)	
113 Walters Court	710 S. Ash Street #200	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Glendale, CO 80246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **The Estate of Bobbie Jean Dotson: Donnie E. Gwynn and Deborah Vaughn and Glenda Gwynn Ewing and Edward A. Dotson and Eugene Dotson and Dwight Moore and Andre Holder, Jr., Ricky Dotson, all being The Heirs of Bobbie Jean Dotson** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard C. Dotson, 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. 173, on the plan of Haynes Park Subdivision, Section 2 as of record in Book 4460, page 51, Register's Office for Davidson County, Tennessee.

Said Lot No. 173 fronts 41.80 feet on the southerly side of Walters Court and runs back between lines 127.69 feet on the easterly side and 154.40 on the westerly side to a line at the rear on which it measures 157 feet thereon.

Being the same property conveyed to Bobbie Jean M. Dotson by deed from W. L. Bainbridge Company and filed on 08/10/1972 in Book 1628, page 144, Register's Office for Davidson County Tennessee.

The said Bobbie Jean Dotson since having deceased. See Order of Sale Case # 15-0826-1, Chancery Court for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is: Improved property, known as 113 Walters Court Nashville TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 12/22/17.

Donnie B. Gwynn

Deborah Vaughn

Glenda Gwynn Ewing

Edward A Dotson

Eugene Dotson

See quit claim 201802060012049

Dwight Moore

Andre Holder Jr

See 2nd signature page

Ricky Dotson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Donnie Gwynn, Deborah Vaughn, Glenda Ewing, Edward Dotson, Eugene Dotson and Andre Holder, Jr.

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on ~~12/22/17~~ 12/29/17

Notary Public

My Commission Expires: 5/5/2020

ASHLEY JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON CO

Donnie E. Gwynn

Deborah Vaughn

Glenda Gwynn Ewing

Edward A Dotson

Eugene Dotson

Dwight Moore

Andre Holder Jr

Ricky Dotson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, RICKY DOTSON

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 12/22/17.

Notary Public

My Commission Expires: _____

JOHN A. BELL JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 10, 2018

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12.03.19

Notary's Signature