Send Tax Statements To:
FirstBank
318 Seaboard Ln Ste205
Franklin, TN. 37067

Name and Address of New Owner:
Elizabeth Bonner
4508 Cheshire Pass
Nashville, TN 37013

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

Bill Garrett Davidson County
Batch# 81272 DEEDWARR
04/16/2018 11:38:59 AM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20180416-0035485

From Information Furnisl The Parties

Map and Parcel 151-9-A-61CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **SUZANNE O. DOBBS AND HUSBAND, JACKIE DOBBS, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, has this day bargained and sold and does hereby transfer and convey unto, **ELIZABETH ROGERS BONNER, UNMARRIED,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Nashville, and being described as follows, to-wit:

> Being all of Lot No. 61, on the plan of Final Plat, Long Hunter Chase, A Residential Planned Unit Development, Phase I, Section II, according to plat and survey appearing of record in Plat Book 9700, page 638, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Suzanne O. Dobbs and husband, Jackie Dobbs, As tenants in common with rights of survivorship, by Quitclaim deed from Suzanne O. Abrahamson NKA Suzanne O. Dobbs, dated October 12, 2010, appearing of record in Instrument No. 20101202-0096106, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Book 9430, page 251, and amended in Book 9534, page 938, and Book 9534, page 942; Easement for Sanitary Sewer of record in Book 9988, page 793; Subject to Declaration of Taking of record in Book 4446, page 423, said Register's Office and Judgement of record in Book 4535, page 351, for a 150 feet wide easement for the use of the Tennessee Valley Authority, Register's Office for Davidson County, Tennessee; Quitclaim Deed to Common Area of record in Instrument No. 200308200120927; Charter for Homeowner's Association of record in Book 9433, page 953; Conveyance of Water Main of record in Book 9988, page 821; By-Laws of record in Book 9430, page 251; and to any and all matters shown on said plat and survey of record in Plat Book 9700, page 638; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **ELIZABETH ROGERS BONNER, UNMARRIED,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2018 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 10th day of April, 2018.

Jackie Dobbs

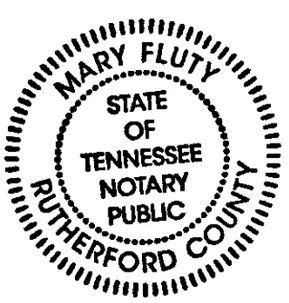
Suzanne Dobbs

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared, Jackie Dobbs and Suzanne Dobbs, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that she executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in Murfreesboro, Tennessee, this 10th day of April, 2018.

NOTARY PUBLIC
My Commission Expires: 11/20/21



AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $280,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

Stephanie O. Dobbs

AFFIANT

SWORN to and subscribed before me,
this 10th day of April, 2018.

NOTARY PUBLIC
My Commission Expires: 11/20/21

MARY FLUTY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY