WARRANTY DEED

File #18179

Bill Garrett Davidson County
Batch# 90354 DEEDWARR
05/09/2018 09:49:39 AM 2 pgs
Fees: $13.00 Taxes: $1,189.02

20180509-0044337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,356.68

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20

(AFFIX SEAL)

DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
134 Frierson Street
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equity Trust Co., Custodian FBO Caroline Jenkins IRA	C/O GP Luxury, LLC	-159-06-0B-048.00-CO
(NAME) PO Box 2966	(NAME) PO Box 2966	
(ADDRESS) Brentwood, TN 37024	(ADDRESS) Brentwood, TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Joel Dobberpuhl, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Equity Trust Co., Custodian FBO Caroline Jenkins IRA a 100% undivided interest,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 48 on the Plan of Final Plat, Voce, Phase 2B of record in Plat at Instrument No. 20160808-0082374, 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 Joel Dobberpuhl, a married man by Special Warranty deed from Voce Development Company, LLC, a Tennessee limited liability company of record in Instrument No. 20161012-0108045 Register's Office for Davidson County, Tennessee, dated October 07, 2016 and recorded on October 12, 2016. The subject property was never the principal residence of the Grantor herein, or his spouse.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

unimproved x
This is improved property, known as 1809 Writers Circle, Brentwood, TN 37027

(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 my hand this 30th day of April, 2018.

Joel Dobberpuhl

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Joel Dobberpuhl, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2018.

My Commission Expires: 8.4.20

Notary Public

DANIEL HEARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires Aug. 1, 2020

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
134 Frierson Street
Brentwood, TN 37027