Karen Y Johnson Davidson County
Batch# 145250 DEEDWARR
09/26/2018 09:07:30 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00
20180926-0095257

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 $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF September, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ellen Norvell Dobner and Brad Dobner	SAME	
(NAME)	(NAME)	
1905 Hawks Nest Dr		098060A24000CO
(ADDRESS)	(ADDRESS)	
Hermitage, TN37076		
(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, **Anna Catherine Dean** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Ellen Norvell Dobner and Brad Dobner**, wife and husband, HEREINAFTER CALLED THE GRANTEE, 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. 214 on the Plan of Bridgewater, Phase Two, Section D of record in Plat at Instrument No. 20070419-0047123, 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 Anna Catherine Dean, an unmarried woman by Warranty Deed from Elaine Hensley, unmarried of record in Instrument No. 20130531-0054903, Register's Office for Davidson County, Tennessee, dated May 29, 2013 and recorded on May 31, 2013.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1905 Hawks Nest Dr. Hermitage, TN 37076
(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 24th day of September, 2018.

Anna Catherine Dean by Memorie White, Attorney in Fact

Anna Catherine Dean, by Memorie White, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Nikkia Branch, a Notary Public, in and for said State and County, Memorie White, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Anna Catherine Dean and acknowledged that he executed the same as the free act and deed of the said Anna Catherine Dean .

WITNESS my hand and official seal at office this 24th day of September, 2018.

Notary Public

NIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 9/25/19

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.

Notary's Signature

My Commission Expires: 12.03.19