STATE OF Tennessee
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00.

Sam Bacewill
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of February, 2019.

Kim Perry
Notary Public
MY COMMISSION EXPIRES: 3/2/21
File No. 18-4123

Karen Johnson Davidson County
Batch# 191456 DEEDWARR
02/04/2019 12:34:13 PM 2 pgs
Fees: $13.00 Taxes: $453.25
20190204-0010380

KIM PERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Edwin Nana Gyang (NAME)	Francine D. Dobson (NAME)	164-00-0-105
213 Woodmaker Ct. (STREET ADDRESS)	1417 Rivermont Circle North (STREET ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Francine D. Dobson, Executrix and Devisee of the Ray M. Dobson Estate**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edwin Nana Gyang, an unmarried man**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Lying and being in Davidson County, Tennessee, described as follows:

Beginning on the southerly margin of Pinhook Road at the Northwest corner of property conveyed to Harneil Fowler and wife, by deed from T.L. Wilburn and wife, of record in Book 2093, page 479, Register's Office for said County; thence with Fowler's westerly line southwardly 210 feet; thence westwardly 105 feet to the westerly line of John Hill's land and Saul's land; thence with said line northwardly 210 feet to the southerly margin of Pinhook Road; thence with the same eastwardly 105 feet to the beginning

Being the same property conveyed to Ray Dobson by Deed dated December 26, 2012 from The Elizabeth B. Campbell Testamentary Trust, recorded January 23, 2013, in Instrument Number 20130123-0007270, in the Official Records of Davidson County, Tennessee.

The said Ray Dobson, having since died testate on October 7, 2018.

Pursuant to his Last Will and Testament as filed in Sumner County, Tennessee Chancery Court, Case No. 2018PR-578, the sole Devisee of the subject property and Executrix of the Estate is his wife, Francine D. Dobson.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to the Easement for Sewer Service Connection as recorded in Instrument # 201410280099267 in the official records of Davidson County Register of Deeds.

2. Any inaccuracy in the area, square footage, or acreage of the Land, or attached plat, if any. The Company does not insure the area, square footage, or acreage of the Land.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3829 Pin Hook Road, Nashville, TN 37013.

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. Whenever 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 1st day of February, 2019.

Francine D. Dobson, Executrix

Francine D. Dobson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 1st day of February, 2019, before me personally appeared Francine D. Dobson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 1st day of February, 2019.

Notary Signature
My commission expires: 6/22/21

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the County and State aforesaid, Francine D. Dobson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, on oath, acknowledged such person to be the Executrix of the Ray M. Dobson Estate, the within-named bargainor, an Estate, and that such Francine D. Dobson, as such Executrix, executed the within instrument for the purposes therein contained, be personally signing the name of the Estate as Executrix.

Witness my hand, at office, this 1st day of February, 2019.

Notary Signature
My Commission expires: 6/22/21

PRESTON D MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066