WARRANTY DEED

Karen Johnson Davidson County
Batch# 219207 **DEEDWARR**
04/17/2019 02:48:57 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20190417-0035403

J-DD-18-508

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF APRIL, 2019.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Lenartz	BANK OF AMERICA	
(NAME)	(NAME)	**095-10-0-054.00**
508 Wanda Drive	4500 AMON CARTER BLVD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	FT WORTH, TX 76155	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DEREK DOBBS, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS LENARTZ,*** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit: * UNMARRIED

Land in Davidson County, Tennessee, being Lot No. 152 on the Plan of Elm Hill Acres, Section No. II of record in Plat Book 2331, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot begins at a point in the Westerly margin of Wanda Drive, being the Northeast corner of Lot 151; thence Westwardly with the Northerly margin of Lot 151, 148 feet to a monument; thence 42 degrees 26 minutes West 138.6 feet to a monument; thence North 37 degrees 14 minutes East, 33 feet to a point; thence Easterly with the Southerly margin of Lot 153, 264 feet to a point in the Westerly margin of Wanda Drive; thence with said Westerly margin of Wanda Drive, Southwardly 80 feet to the point of beginning.

Being the same property conveyed to Paul Kazanofski by Special Warranty deed from HSBC Mortgage Services, Inc of record in Instrument No. 20130822-0088495 Register's Office for Davidson County, Tennessee, dated August 12, 2013 and recorded on August 22, 2013.

Being the same property conveyed to Derek William Dobbs by Quitclaim deed from Paul Kazanofski of record in Instrument No. 20131126-0121260 Register's Office for Davidson County, Tennessee, dated November 22, 2013 and recorded on November 26, 2013.

Order nullifying the above said conveyance recorded on April 25, 2014 in Instrument No. 20140425-0034838.

Being the same property conveyed to Derek Dobbs, an unmarried man by Quitclaim deed from Paul Kazanofski, a married man of record in Instrument No. 20170823-0086556 Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 23, 2017.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 2331, Page 68, Register's Office for Davidson County, Tennessee.
- Easement(s) as set forth in instrument of record in Book 2442, Page 464, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired.
- Easement(s) as set forth in Book 4305, page 972, Register's Office for Davidson County, Tennessee. Restrictions in said document have since expired.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **508 Wanda Drive, Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 12th DAY OF APRIL, 2019.

Derek Dobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DEREK DOBBS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212