WARRANTY DEED

SYDNEY E. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-03-2023

J-RA-19-5878

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF APRIL, 2019.

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)
Travis Howard Dotterer and Kimberly Lorraine Dotterer	**New Owner**	
(NAME)	(NAME)	
5878 Lickton Pk		**017-00-0-270.00**
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072		
(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, **DUSTIN LEE DOBBS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TRAVIS HOWARD DOTTERER AND WIFE, KIMBERLY LORRAINE DOTTERER,** 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:

BEING IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND BEGINNING AT A POINT ON THE NORTHERLY SIDE OF LICKTON PIKE AT AN IRON PIN THENCE NORTH 50 DEGREES 37' WEST 370 FEET TO AN IRON PIN, THENCE NORTH 6 DEGREES 9' EAST 369 FEET TO A ROCK, THENCE NORTH 62 DEGREES 46' EAST 260 FEET TO A POINT; THENCE SOUTH 21 DEGREES 19' EAST 677.31 TO AN IRON PIN LOCATED ON THE NORTHERLY SIDE OF LICKTON PIKE, THENCE WITH THE NORTHERLY MARGIN OF LICKTON PIKE SOUTH 82 DEGREES 0' WEST 50 FEET TO A POINT; THENCE SOUTH 70 DEGREES 0' WEST 100 FEET TO A POINT; THENCE SOUTH 61 DEGREES 0' WEST 100 FEET TO AN IRON PIN AND THE POINT OF BEGINNING, AND CONTAINING 5.12 ACRES, MORE OR LESS.

Being the same property conveyed to Dustin Lee Dobbs, by Warranty Deed from Patricia Armstrong, of record in Instrument No. 20151201-0121158, in the Register's Office of Davidson County, Tennessee, dated November 24, 2015 and recorded on December 01, 2015.

This conveyance is subject to:
- County of DAVIDSON taxes for the year 2019 and thereafter, not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5878 Lickton Pk, Goodlettsville, Tennessee 37072**.

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.

Karen Johnson Davidson County
Batch# 220335 **DEEDWARR**
04/22/2019 02:59:15 PM 2 pgs
Fees: $13.00 Taxes: $364.45

20190422-0036780

Witness my/our hand(s) this the 18th DAY OF APRIL, 2019.

Dustin Lee Dobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUSTIN LEE 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 18th of April, 2019.

Notary Public
My Commission Expires: _____
(SEAL)

HENRY MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-06-2022

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