Karen Johnson Davidson County
Batch# 223425 DEEDWARR
04/29/2019 01:14:31 PM 3 pgs
Fees: $18.00 Taxes: $2,645.50
20190429-0039287

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $715,000.00.

Affiant

Sworn to and subscribed before me this 22 day of April, 2019.

Notary Public
My Commission Expires: 05/03/2021

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Michael Gardner and Virginia Gardner	1240 Cliftee Drive	New Owner Address	159-02-0-023.00
1240 Cliftee Drive			
Brentwood, TN 37027	Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, We, **MICHAEL T. DOBBS and wife, AMY M. DOBBS,** (Grantors), have bargained and sold and by these presents do hereby transfer and convey unto **VIRGINIA SINCLAIR GARDNER and MICHAEL ANDREW GARDNER, wife and husband** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Taggartwood of record in Plat Book 4175, Page 60, 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 Michael T. Dobbs and wife Amy M. Dobbs by Warranty deed from Robin C. Minturn and spouse, Seth Alexander Strauss of record in Instrument No. 20141003-0091516 Register's Office for Davidson County, Tennessee, dated September 26, 2014 and recorded on October 03, 2014.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

Taxes for the year 2019, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 4175, Page 60, Register's Office for Davidson County, Tennessee.
Restrictions of record in Book 4352, Page 72, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7838, Page603 and Book 7911, page 397, in the Register's Office for Davidson County, Tennessee.
Easement for driveway and retaining wall of record in Instrument Number 20010516-0050525, in the Register's Office for Davidson County, Tennessee.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and defend the title to said land to the said Grantee, his successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 22 day of April, 2019.

Michael T. Dobbs

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, the undersigned, a Notary Public, in and for said State and County, **Michael T. Dobbs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin (City), Tennessee (State), this the 22 day of April, 2019.

CHARLES E. MORTON IV
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

NOTARY PUBLIC
My Commission Expires: 12.29.20

Amy M. Dobbs

STATE OF TEXAS)
COUNTY OF TARRANT)

Personally appeared before me, LARRY LEE OPENSHAW, the undersigned, a Notary Public, in and for said State and County, **Amy M. Dobbs,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ARLINGTON (City), TEXAS (State), this the 19 day of April, 2019.

NOTARY PUBLIC
My Commission Expires: 03/07/2023

LARRY LEE OPENSHAW
Notary Public, State of Texas
Comm. Expires 03-07-2023
Notary ID 131921349