This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-4139

Karen Johnson Davidson County
Batch# 235497 DEEDWARR
05/28/2019 03:57:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20190528-0050313

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

Affiant

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me, this the 24th day of May, 2019.

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Braden Development, LLC 110 Affirmed Drive Hendersonville, TN 37075	Same as owner	81-16-689.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Doris M. J. Dobbins**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Braden Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain tract or parcel of land situated within the bounds of Davidson County, Tennessee, and being further described as follows, to-wit.

Being part of Lot 180 on the Plan of Judge John McNairy's Mansion House Tract, as of record in Minute Book "D", page 593, Chancery Court at Nashville, Tennessee, and on the front fly leaf of Book 9, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the northerly margin of Jackson Street at a point 149 feet east of the easterly margin of 10th Avenue North, being Will Mitchell and wife's southeast corner; thence with the northerly margin of Jackson Street eastwardly 50 feet to the southwest corner of Myers Mosley and wife's lot; thence with their westerly line northwardly 129 feet, more or less, to the southerly margin of an alley; thence with said alley westwardly 50 feet to said Mitchell's northeast corner; thence with Mitchell's easterly line southwardly 129 feet, more or less to the beginning.

Being the same property conveyed to Doris M.J. Dobbins and Angela V. Dobbins by Quitclaim Deed (straw man) from Robert Greene, Trustee, dated February 18, 2013, recorded February 21, 2013, of record in Instrument No. 20130221-0017615, Register's Office for Davidson County, Tennessee.

Angela V. Dobbins having since passed on June 6, 2017 leaving Doris M.J. Dobbins as sole tenant in entirety.

This is ☐ improved or ☐ unimproved property located at: **924 Jackson Street, Nashville, TN 37208.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the

Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of May, 2019.

Doris M. J. Dobbins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Doris M. J. Dobbins, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of May, 2019.

J. ANDREW HILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 0 8 2021

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True Copy Certification

I, Christopher M. Corriveau, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

