PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Karen Johnson Davidson County
Batch# 246942 DEEDWARR
06/21/2019 01:17:29 PM 2 pgs
Fees: $13.00 Taxes: $1,246.90
20190621-0060190

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60497
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ted S. MacDonald 4204 Hillsboro Road #113 Nashville, TN 37215	Better Mortgage Corp. 250 Greenwich St. 36th Floor New York, NY 10006

TAX MAP PARCEL NUMBERS: 131020D01300C0

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$337,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Elizabeth A. Dobbs, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ted S. MacDonald**, a single man, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Hillsboro Hall, a planned unit development of record in Book 11700, page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jackie Dobbs, and wife, Elizabeth Dobbs by Warranty Deed from Haury and Smith Contractors, Inc. dated July 21, 2000 and recorded on July 25, 2000, of record in Instrument No. 20000725-0073538, Register's Office for Davidson County, Tennessee by Quit Claim Deed dated September 1, 2004, recorded September 7, 2004, of record in Instrument No. 20040907-0107775, said Register's Office, the said Jackie Dobbs conveyed his interest in subject property to Elisabeth A. Dobbs.

Doug Bailey, spouse of Elizabeth A. Dobbs, joins in this conveyance solely to convey any and all marital interest he may have in subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

Taxes for 2019, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 131020D01300C0. The Plan of record in Book 11700, page 45, said Register's Office, shows an owner's certificate to which plan reference is hereby made for a more complete description. Easement for cable television and maintenance agreement of record in Book 11534, page 599, said Register's Office. Hillsboro Hall, Phase One (1) and Phase Two (II) Cross Easements of record in Book 11622, page 610, said Register's Office. Subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 11713, page 350, Book 11713, page 380, Book 11713, page 381, Instrument No. 200002020010655, Instrument No, 20170505-0044942, Instrument No. 20181018-0103554, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; but deleting any covenant, conditions or restrictions would violate 42 USC 3604c.

This is improved property, known as 4204 Hillsboro Road, Unit 113, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of June, 2019.

Elizabeth A. Dobbs

Doug Bailey

State of Tennessee

County of Davidson

On this 20th day of June, 2019, before me the undersigned authority, personally appeared Elizabeth A. Dobbs and Doug Bailey, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

Notary

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $337,000.00.

Affiant

Sworn and subscribed before me this 20th day of June, 2019.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022