WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 206,240.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2019

Notary Public
COMMISSION EXPIRES: 3/31/20

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 266423 **DEEDWARR**
08/05/2019 08:42:19 AM 2 pgs
Fees: $13.00 Taxes: $763.09

20190805-0076999

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Manes Casimir Margareth Laporte (NAME)	Manes Casimir (NAME)	135 05 0 047.00
325 Melvin Jones Drive (ADDRESS)	325 Melvin Jones Drive (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Malcolm H. Perry, Executor of the Estate of Margaret J. Dobson, deceased,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Manes Casimir, a married man and Margareth Laporte, a married woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 52 ON THE PLAN OF TOWN PARK ESTATES AS OF RECORD IN BOOK 3300, PAGES 64 & 65, REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION.

Being the same property conveyed to Margaret J. Dobson and Marvin D. Dobson, married, by Deed dated February 20, 2007 from Margaret J. Dobson, f/k/a Margaret J. Perry, recorded March 30, 2007, in Instrument No. 200703300038286, in the Register's Office for Davidson County, Tennessee. The said Marvin D. Dobson died on December 8, 2016, vesting the property solely in the said Margaret J. Dobson, who subsequently died testate on March 16, 2019, leaving a last will and testament (the "Will") that was admitted to probate in Docket No. 19P1155 in the Probate Court for Davidson County, Tennessee, wherein Grantor Malcolm H. Perry was appointed as Executor. The Will expressly made the decedent's real estate a part of the probate estate and vested Executor with the power of sale thereof.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 325 Melvin Jones Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37217 (Postal Zip)

File No.: 1343-19
Warranty Deed Individual LES rev. 09-2018

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. successors 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, successors 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 our hands this 2nd day of August, 2019.

Estate of Margaret J. Dobson

By: _____

Malcolm H. Perry, Executor

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Malcolm H. Perry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged himself to be the duly appointed and acting Executor of the Estate of Margaret J. Dobson, deceased, the within named bargainor, and who in my presence executed the within instrument, further upon oath acknowledging that he did so in his official capacity as Executor for and on behalf of said bargainor, as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 2nd day of August, 2019.

_____

Notary Public

Commission Expires: 7/3/23

