Karen Johnson Davidson County
Batch# 356964 DEEDWARR
02/12/2020 09:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,924.00
20200212-0015941

#35243

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35243-01-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $520,000.00. Affiant Subscribed and sworn to before me this 6th day of February, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William N. Thomas & Jane M. Thomas 3002 Blakemore Avenue Nashville, TN 37212	New Owner 3002 Blakemore Ave. Nashville, TN 37212	Map and Parcel No.: 104 07 0 085 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John Christopher Dodson and Jackie M. Dodson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William N. Thomas and Jane M. Thomas, husband and wife** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 3002 Blakemore Avenue, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 6th day of February, 2020.

John Christopher Dodson

Jackie M. Dodson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Christopher Dodson and Jackie M. Dodson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of February, 2020.

Notary Public

My Commission Expires:

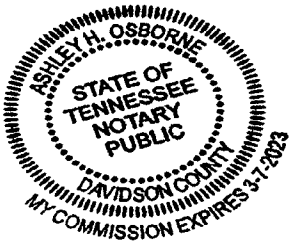


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 of Block No. 1 on the Plan of Fairfax Place, as of record in Book 547, page 137 and 138, Register's Office for Davidson County, Tennessee.

Lot No. 5 fronts 60 feet on the northerly side of Blakemore Avenue and runs back between parallel lines 140.43 feet to an alley.

Being the same property conveyed to John Christopher Dodson by Quitclaim Deed dated March 16, 1990 from Harlan Dodson, III and wife, Margaret L. Behm of record in Book 8077, page 187, Register's Office for Davidson County, Tennessee. By Final Decree of Divorce of record in Instrument No. 20090611-0054341, Register's Office for Davidson County, Tennessee, all interest if any of Stephanie B. Dodson was divested from her and solely vested in John Christopher Dodson. By Quitclaim Deed dated December 10, 2014 of record in Instrument No. 20141210-0113111, Register's Office for Davidson County, Tennessee, John Christopher Dodson conveyed subject property to John Christopher Dodson and wife Jackie M. Dodson. The said John Christopher Dodson and Jackie M. Dodson, being one and the same as Jackie Mardis Dodson having since divorced by Final Decree of Divorce filed in Docket No. 19D1239, Third Circuit Court for Davidson County, Tennessee.

TOGETHER with that portion of a closed alley, closed by Council Bill 78-823.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 104 07 0 085 00.
2. All matters appearing on the Plan of record as Book 547, pages 137 and 138, Register's Office for Davidson County, Tennessee.
3. Easements retained by The Metropolitan Government of Nashville and Davidson County, Tennessee, pursuant to Council Bill No. 78-823.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

