WARRANTY DEED

Karen Johnson Davidson County
Batch# 445166 **DEEDWARR**
07/29/2020 08:25:28 AM 2 pgs
Fees: $13.00 Taxes: $1,961.00

20200729-0083057

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $530,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-15-2021

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
WG Development, LLC	WG Development, LLC	116-13-0-070.00
(NAME)	(NAME)	
107 Steeplechase Lane	107 Steeplechase Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(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, we, **William Dobbs and Ann Rita Johnson,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WG Development, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEE, THEIR ITS 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. 25 on the Plan of Harding Park, as of record in Book 2331, page 120, Register's Office for said county.

Said Lot No. 25 fronts 106 feet on the southerly side of Cargile Road, and runs back 197.7 feet on the easterly line and 245 feet on the westerly line to a dead line in the rear, which is a broken line, measuring 171.4 feet thereon.

Being the same property conveyed to Stacey M. Dobbs, Jr. by Warranty Deed (reserving life estate for each) from Stacey M. Dobbs and wife, Christina I. Dobbs, dated June 30, 1974, of record in Book 4833, page 276, Register's Office for Davidson County, Tennessee. Stacey M. Dobbs died on April 12, 1976 and Christina I. Dobbs died on January 19, 1979. Stacey M. Dobbs, Jr. died testate on November 28, 1976, and his interest in said property vested in Ann P. Dobbs, his surviving spouse, the sole beneficiary under the Last Will and Testament of Stacey M. Dobbs, Jr. (see Probate No. 63953 in the Probate Court for Davidson County, Tennessee), of record in Will Book 119, page 442, in the Probate Court for Davidson County, Tennessee, and of record in Instrument No. 20190614-0057522, Register's Office for Davidson County, Tennessee. Ann P. Dobbs died testate on November 24, 2018 (see Probate No. 19P-124 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division). Also being the same property conveyed to William P. Dobbs, Trustee, and his successors in trust, of the Ann Perkerson Dobbs Real Estate Trust, by Executor's Deed from William P. Dobbs, Executor of the Estate of Ann P. Dobbs, dated August 22, 2019, of record in Instrument No. 20190823-0085187, Register's Office for Davidson County, Tennessee. AND being the same property conveyed to William P. Dobbs, as to an undivided fifty percent (50%) tenant in common interest and Ann Rita Johnson as to an undivided fifty percent (50%) tenant in common interest, by Quitclaim Deed from William P. Dobbs, Trustee of the Ann Perkerson Dobbs Real Estate Trust, dated August 22, 2019, of record in Instrument No. 20190823-0085188, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 6009 Cargile Road, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

The subject property has never been grantors' or grantors' spouse's marital residence.

This conveyance is subject to the following: Taxes for the year 2020, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 2331, page 120; all of record in the Register's Office for Davidson County, Tennessee.

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. 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 24th day of July, 2020.

William Dobbs

Ann Rita Johnson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared William Dobbs and Ann Rita Johnson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 24th day of July, 2020.

Notary Public
My Commission Expires: _____

File No.: 32346

