Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Name and Address of New Owner:
Richard Philip Stokes
2114 Jones Avenue
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 449673 DEEDWARR
08/04/2020 03:10:14 PM 2 pgs
Fees: $13.00 Taxes: $1,165.50

20200804-0086367

Map & Parcel No: 07104019800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Robert Taylor Dobbs**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Richard Philip Stokes,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 144 on the Map of Joywood Heights, Section 1, as of record in Book 1130, Page 91, Register's Office for said County, described as follows:

Beginning on the westerly margin of Jones Avenue 52.1 feet north of the corner of Lots Nos. 144 and 145; thence with the westerly margin of Jones Avenue, northwardly 32.1 feet to the beginning of a curve; thence around said curve, with a radius of 23.7 feet to the southerly margin of Jones Circle; thence with the southerly margin of Jones Circle westwardly 125.4 feet to the comer of Lots No. 144 and 165; thence with the line between said lots, southwardly 52 feet to a point 52 feet north of the southwest corner of Lot No. 144; thence eastwardly 150 feet to the westerly margin of Jones Avenue, the point of beginning.

Being the same property conveyed to Robert Taylor Dobbs by Warranty Deed from Jonathan Jones and wife, Whitney Jones dated October 29th 2010 and recorded November 9th 2010 of record in Instrument No. 20101109-0089852 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved Property known as: 2114 Jones Avenue, Nashville, TN 37207

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of July, 2020.

(SEAL)
Robert Taylor Dobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of July, 2020, before me personally appeared Robert Taylor Dobbs, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of July, 2020.

GREG AIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11-8-21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $315,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of July, 2020.

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

Notary Public
My commission expires:
File No. 20-1238