WARRANTY DEED

Karen Johnson Davidson County
Batch# 475547 **DEEDWARR**
09/15/2020 09:46:42 AM 2 pgs
Fees: $13.00 Taxes: $638.25

20200915-0104974

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2020

Notary Public

MY COMMISSION EXPIRES: 10/6/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Benjamin Wilson and Whitney Wilson, Trustees	Benjamin Wilson and Whitney Wilson, Trustees	96-10-105
(NAME)	(NAME)	
2231 N. Mt. Juliet Road, Ste 202	2231 N. Mt. Juliet Road, Ste 202	
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122	Mount Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20202637

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/we, **Francine Dobson, an unmarried woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Benjamin Wilson and Whitney Wilson, Trustees of the Benjamin Wilson Revocable Living Trust, under the provisions of a Trust agreement dated April 3, 2017**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 120 on the Map of Cloverhill, Section II, as of record in Book 2133, page 46, Register's Office for Davidson County, Tennessee, said Lot No. 120 fronts 90 feet on the southerly line of Teakwood Drive and extends back between parallel lines 150 feet to a dead line in the rear.

Being the same property conveyed to Ray Dobson by The Elizabeth B. Campbell Testamentary Trust by Quitclaim Deed executed on December 26, 2012 and filed of record in Instrument No. 20130123-0007273, Register's Office for Davidson County, Tennessee. Said Ray Dobson died testate on or about October 7, 2018, leaving his wife, Francine Dobson as the sole owner as evidenced by The Last Will & Testament of Ray M. Dobson filed of record in The Chancery Probate court for Sumner County, Tennessee Docket No. 2018PR-578. Reference is also made to Affidavit of Inheritance of Real Estate dated August 14, 2020, filed of record in Instrument No. 20200819-0093112, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2929 Teakwood Drive, Nashville, TN 37214
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 14th day of September, 2020

Francine Dobson

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority a Notary Public for said county and State, Francine Dobson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th of September, 2020.

Notary Public
My Commission Expires: 3/23/21

MELISSA D. ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY