WARRANTY DEED

Instr:200006270063788 Page: 1 OF 2
REC'D FOR REC 06/27/2000 10:48:57AM
RECORD FEE: $11.00
T. TAX: $0.00 T. TAX: $416.25

TAMMY L. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$112,500.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **23RD DAY OF JUNE, 2000.**

Notary Public

MY COMMISSION EXPIRES: May 28, 2003.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonya G. Hobbs	**North American Mortgage Company**	**136-13-114**
(NAME)	(NAME)	
809 Goodwin Court	**3883 Airway Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Santa Rosa, CA 95403**	
(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, **J. Mark Hinshaw and wife, Lisa K. Hinshaw**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sonya G. Hobbs, a single woman**, 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Edge-O-Lake Estates, Section 20-A of record in Plat Book 5200, Page 183, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to J. Mark Hinshaw and wife, Lisa K. Hinshaw by deed of record in Book 10044, Page 821, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ■ property, known as **809 Goodwin Court, Nashville, TN 37217**

(House Number) (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 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 **my/our hand(s)** this **23rd day of June, 2000**.

J. Mark Hinshaw

Lisa K. Hinshaw

State of Tennessee

County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named J. Mark Hinshaw and Lisa K. Hinshaw the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 23rd day of June, 2000.

Commission expires:

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires MAY 29, 20[illegible]