WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $276,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JANUARY, 2004.

Notary Public

MY COMMISSION EXPIRES: 2.9.07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
SHEILA R. DILLARD
RUTHERFORD COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 02/05/04 11:21 2pgs
Fees:13.00 Taxes:1021.20

20040205-0014128

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David M. Hobbs	Bank of America, N.A.	180-03-A-113.00
(NAME)	(NAME)	
7136 Holt Run Drive	200 S. College St.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Charlotte North Carolina 28255	
(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, Robert Gadams and Wife, Maribel Gadams , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David M. Hobbs and Wife, Christine M. Hobbs , 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:

Being Lot No. 49 on the Plan of Stone Creek Park Subdivision, Section Three, a Planned Unit Development, as of record in Plat Book 9700, Page 266 and amended in Book 9700, Page 956, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Robert Gadams and Wife, Maribel Gadams by deed from Drees Premier Homes, Inc. fka Drees Preferred Collection of record in Instrument No. 20010820090758, Register's Office for said County, executed on 08/17/01 and filed on 08/22/01.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 7136 Holt Run Drive, Nashville, TN 37211

(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 30th day of January, 2004.

Robert Gadams by Robert F. Gadams ATTY. in Fact
Robert Gadams

Maribel Gadams by Robert F. Gadams ATTY. in Fact
Maribel Gadams

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 Robert Gadams and Wife, Maribel Gadams the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 1/30/2004

My Commission Expires: 2.8.07

Notary Public

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF Tennessee
COUNTY OF Williamson

On this the 30th day of January, 2004, before me personally appeared Robert F. Gadams, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Robert Gadams and Wife, Maribel Gadams, and who acknowledged that they executed the same as the free act and deed of the said Robert F. Gadams by virtue of that Power of Attorney, duly executed by the said Robert Gadams and Wife, Maribel Gadams and appearing of record in Instrument # * 20040205-0014127, of Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 30th day of January, 2004.

My Commission Expires: 2.8.07

Notary Public

CARLA R. DILLARD NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

File Number23120243
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027