WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/17/07 10:46 2 pgs
Fees:13.00 Taxes:2405.00
20070717-0084896

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of July, 2007.

Notary Public

MY COMMISSION EXPIRES: 2-23-08
(AFFIX SEAL)

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Andrew Hobbs	Charles A. Hobbs	
(NAME)	(NAME)	
106 Duluth Ave.	5963 Post Rd.	091090 03200
(ADDRESS)	(ADDRESS)	
Nashville, TN	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20071504

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, Mid-South Industries, Inc.**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Charles Andrew Hobbs and wife, Jennifer Hobbs and Richard Russell Teising, unmarried**, 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. :

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 106 Duluth Ave., Nashville, TN 37209

(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 I do covenant with the said GRANTEES that I am 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 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 16th day of July, 2007.

Mid-South Industries, Inc.

Milina F. Cramb, President

President

STATE OF TENNESSEE

COUNTY OF DICKSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Milina F. Cramb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be President of Mid-South Industries, Inc., the within named bargainor, a corporation, and that as such officer, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as President.

Commission expires: 2-23-08

MARY ANNE HARDAWAY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

Notary Public

File No.: 20070030

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Duluth Vernon Subdivision, of record in instrument No. 20011030-0118204, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

BEING a portion of the same property conveyed to Mid-South Industries, Inc. by Warranty Deed from William Randolph Smith and Clayton Vance Cramb dated May 15, 1972 of record in Book 7837, Page 814, Register's Office for Davidson County, Tennessee.