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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/18/08 09:27 2 pg
Fees:13.00 Taxes:407.00

20080118-0005790

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Rickey L Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: October 22, 2011
(AFFIX SEAL)

ANN B. WADDELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rickey L. Brown	NEW OWNERS	Map 108-00-0, Parcel 132.01
(NAME)	(NAME)	
3071 Elm Hill Pike	3071 Elm Hill Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(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, **Mark B. Hayes and Julie Hobson, Heirs to the Estate of Mary Frances Hobson,** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rickey L. Brown and wife, Louan Brown**, 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 part of Lot 6 in the Division of the Lands of John Blair, deceased, of record in Minute Book "F", page 440, of the County Court Clerk's Office for said County, described according to a survey made by T. R. Sanford, Surveyor, April 25, 1961, as follows:

Beginning in the center of Elm Hill Pike at the northeast corner of the property conveyed to Andrew Davis by deed form William R. Hobson and wife, of record in Book 1725, page 205, said Register's Office; thence with the center of said Pike South 86 deg. 15' East 100 feet; thence South 1 deg. 20' West 300 feet; thence North 86 deg. 15' West 100 feet; thence North 1 deg. 20' East 300 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUED HEREFROM IS THE FOLLOWING PARCEL CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE OF RECORD IN BOOK 8330, PAGE 357, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY: From the point of beginning, said point being an iron pin on the existing southern right-of-way of Elm Hill Pike and also being the northwest property corner of the property belonging to Frances Hobson and the northeast property corner of the property belonging to Rickey Lynn Brown, et ux; thence S 81 deg. 15' 46" E for 99.17 feet to a point on the boundary; thence S 06 deg. 47' 33" W for 16.71 feet to a point on the boundary; thence N 81 deg. 39' 40" for 99.15 feet to a point on the boundary; thence N 06 deg. 47' 33" E for 17.40 feet to the point of beginning.

Being the same property conveyed to Frances Hobson a/k/a Mary Frances Hobson by deed from Georgia Hobson Colyar of record in Book 3706, page 435, Register's Office for Davidson County, Tennessee. Mary Frances Hobson having since died on September 2, 2007, leaving the property to Mark B. Hayes and Julie Hobson, Heirs to the Estate of Mary Frances Hobson, by Will of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07P-1877.

This is the same legal description as used in the prior Deed.

This conveyance is subject to 2008 taxes, prorated and assumed by the Grantees; restrictive covenants of record in Book 3706, page 435; permanent drainage easement of record in Book 8330, page 357, said Register's Office.; all matters on the plan of record in Minute Book "F", page 440, County Court Clerks Office; to the rights and claims of parties in possession.

unimproved ☐

This is improved ☒ property, known as 3075 Elm Hill Pike, Nashville, TN 37214
(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 our hands as below written

1/17/08
Date

Mark B. Hayes

Jan. 15, 2008
Date

Julie Hobson

STATE OF INDIANA

COUNTY OF FLOYD

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Julie Hobson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he/she/they are the Heirs to the Estate of Mary Frances Hobson , the bargainors, and who acknowledged that he/she/they being authorized by the Will of Mary Frances Hobson of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07P-1877, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 15 day of January, 2008.

Laura A. Roberts
Notary Public

LAURA A. ROBERTS NOTARY PUBLIC STATE OF IN

My Commission Expires: 9/20/2015

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for the aforesaid County and State, Mark B. Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged upon oath that he/she/they are the Heirs to the Estate of Mary Frances Hobson , the bargainors, and who acknowledged that he/she/they being authorized by the Will of Mary Frances Hobson of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 07P-1877, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of January, 2008

Commission expires: October 22, 2011

ANN B. WADDELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Ann B. Waddell
Notary Public