# WARRANTY DEED

State of Tennessee )
County of Davidson )

G#4159-1

The actual consideration or value, whichever is greater, for this transfer is **$409,500.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 2009.

Notary Public

My commission expires: 3-20-2010

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/26/09 13:13 2 pg:
Fees:13.00 Taxes:1515.15

20090126-0006648

**THIS INSTRUMENT WAS PREPARED BY**
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **ROBERT F. BIBB and ALLISON BIBB** | Quicken Loans Inc. | **Map 117-02-0 Parcel 095.00** |
| **2408 Sterling Road** | P. O. Box 553154 | |
| **Nashville, TN 37215** | Detroit, MI 48255-3154 | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**CLIFTON BOYLE SOBEL, an unremarried widower, as Devisee under the Last Will and Testament of Alleyn Boyle Sobel and as Executor of the Last Will and Testament of Alleyn Boyle Sobel and LOUISE MOREHEAD SOBEL, an unremarried widow, as Devisee under the Last Will and Testament of Robert Allen Sobel, Jr., and as Executrix of the Last Will and Testament of Robert Allen Sobel, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**ROBERT F. BIBB and ALLISON BIBB, husband and wife**

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. 4 of Block 7 on the Map of a Development of the Stokes Tract, as of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 4 fronts 100 feet on the southerly side of Sterling Road and runs back between parallel lines 200 feet to a dead line.**

**BEING the same property conveyed to Alleyn Sobel, by Warranty Deed dated August 15, 1947, from S. G. Simm and wife, Claire R. Simm, of record in Book 1514, Page 378, Register's Office for Davidson County, Tennessee. The said Alleyn Sobel died on March 9, 2006, leaving a Last Will and Testament of Alleyn Boyle Sobel, which has been admitted to probate in the Probate Court for Davidson County, Tennessee under Case No. 06P-445. A copy of said Will appears of record in Will Book No. 6327/2215971, Probate Court Clerk's Office for said County. Pursuant to said Will, the property was devised to Richard Allen Sobel, Jr., and Clifton Boyle Sobel. The said Richard Allen Sobel, Jr., died on March 21, 2006, leaving a Last Will and Testament, which has been admitted to probate in the Chancery Court for Williamson County, Tennessee, under Case No. P06-4332. A copy of said Will appears of record in Will Book 76, Page 462, Clerk and Master's Office for said County. Pursuant to the provisions of said Last Will and Testament of Richard Allen Sobel, Jr., his interest in the property was devised to Louise Morehead Sobel.**

**THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.**

**NOTWITHSTANDING the above, Clifton Boyle Sobel, in his capacity as Executor of the Last Will and Testament of Alleyn Boyle Sobel, shall have no liability or responsibility for the below recited warranty of title, the said Clifton Boyle Sobel, in his capacity as Executor of the Last Will and Testament of Alleyn Boyle Sobel, has joined in the execution of this Deed to express his consent to the sale of the above described property and to convey any interest in the property which might be vested in him as Executor or otherwise held by the Estate of Alleyn Boyle Sobel to the within named Grantees.**

**NOTWITHSTANDING the above, Louise Morehead Sobel, in her capacity as Executrix of the Last Will and Testament of Richard Allen Sobel, Jr., shall have no liability or responsibility for the below recited warranty of title, the said Louise Morehead Sobel, in her capacity as Executrix of the Last Will and Testament of Richard Allen Sobel, Jr., has joined in the execution of this Deed to express her consent to the sale of the above described property and to convey any interest in the property which might be vested in her as Executrix or otherwise held by the Estate of Richard Allen Sobel, Jr., to the within named Grantees.**

This is IMPROVED (__X__) unimproved (____) property, known as: **2408 Sterling Road, Nashville, TN 37215**.

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 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.

NOTWITHSTANDING the above, Clifton Boyle Sobel and Louise Morehead Sobel shall have no individual liability or responsibility for the above recited warranty of title and have executed this Deed exclusively in their representative capacity.

Witness my/our hand(s) this **22nd** day of **January, 2009.**

Clifton Boyle Sobel
**CLIFTON BOYLE SOBEL, Devisee**

Clifton Boyle Sobel, exec
**CLIFTON BOYLE SOBEL, as Executor of the Last Will and Testament of Alleyn Boyle Sobel**

Louise Morehead Sobel
**LOUISE MOREHEAD SOBEL, Devisee**

Louise Morehead Sobel, Etc
**LOUISE MOREHEAD SOBEL, as Executrix of the Last Will and Testament of Richard Allen Sobel, Jr.**

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

Personally appeared before me, a Notary Public of said County and State, **CLIFTON BOYLE SOBEL, as Devisee and Executor of the Last Will and Testament of Alleyn Boyle Sobel, and LOUISE MOREHEAD SOBEL, as Devisee and Executrix of the Last Will and Testament of Robert Allen Sobel, Jr.,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **22nd** day of **January, 2009.**

**Notary Public**

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

**My Commission Expires:** 3/22/09