BILL GARRETT, Davidson County
Trans:T20100055830 DEEDWARR
Recvd: 09/07/10 11:25 3 pgs
Fees:18.00 Taxes:523.55
20100907-0070850

This Instrument Prepared By:
Harpeth Title, LLC
109 Westpark Drive, Suite 150
Brentwood, TN 37027
H010314

Send Tax Bills To:
SWBC Mortgage
9311 San Pedro, Ste. 100
San Antonio, TX 78216

New Owner is:
Ricky H. Jobson
3208 Newington Cove
Antioch, TN 37013

MAP: 151-01-0A

PARCEL: 140.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Jeffrey A. Elwell and wife, Leanna Landry**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Ricky H. Jobson, unmarried.** hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being Lot 140, Plan of Chatham Pointe, as shown on plat of record in Plat Book 6900, pages 444-447, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jeffrey A. Elwell and wife, Leanna Landry, by Warranty Deed from Benny W. Campbell and wife, Pamela P. Campbell, dated 6/30/08 and recorded 7/3/08 in Instrument Number 20080703-0068826; Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is improved property known as: **3208 Newington Cove Antioch, TN 37013**

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and

that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of August, 2010.

GRANTOR:

Jeffrey A Elwell by L — his attorney in fact

Jeffrey A. Elwell by Leanna Landry,

His Attorney-in-Fact

Leanna Landry

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Leanna Landry**, with whom I am personally acquainted, or proved to me to on the basis of satisfactory evidence, and who upon oath acknowledged that he/she holds a valid power of attorney executed by **Jeffrey A. Elwell,** and acting under such power of attorney he/she executed the foregoing instrument for the purposes there in contained. Power of Attorney appearing of record in Instrument Number 20100907000 70849, of the said Register's Office of Davidson County, Tennessee.

Witness my hand and seal on this the 31st day of August, 2010.

TAHIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public
My Commission Expires: 7-29-13

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Leanna Landry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of August, 2010.

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public
My Commission Expires: 7-29-13

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $141,500.00.

Affiant

SWORN TO and subscribed before me this 31st day of August, 2010.

NOTARY PUBLIC
My commission expires:
7-29-13

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013