WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062283 DEEDWARR
Recvd: 10/04/10 08:17 2 pgs
Fees:13.00 Taxes:658.60

20101004-0078769

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $178,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 09/23/10

Notary Public

MY COMMISSION EXPIRES: 6-26-11

(AFFIX SEAL)

GREGORY D. VADNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
LRCS
301 S. Perimeter Park Drive, Ste. 100, Nashville, TN 37211
615-372-0280 - phone 866-564-8230 - fax

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tyrone Hobson II and Brandi Hobson	Bank of America	164100A15900CO
(NAME)	(NAME)	
3020 Summercrest Trail	1201 Main St	
(ADDRESS)	(ADDRESS)	
Antioch, TN, 37013	Dallas, TX 75202	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **Lisa Beard,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyrone Hobson II and wife, Brandi Hobson,** HEREINAFTER CALLED THE GRANTEE(S), 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(s) 205, as shown on the map entitled Village Three, Summerfield, of record as Instrument No. 20001006-0099706, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to LISA BEARD, by deed from REX CREVISTON HOMES, LLC, of record as Instrument No. 20021021-0129215, dated October 11, 2002, said Register's Office. The said Lisa Beard having since married and now known as LISA BEARD BALDWIN.

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 day 09/23/10.

Lisa Beard,

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 Lisa Beard, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official Seal this 23RD day of September 2010.

My Commission Expires: MAR 1 0 2012

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

Notary Public

Please return to
Logos Realty Closing Services, Inc.
301 S. Perimeter Park Drive, Ste. 100
Nashville, TN 37211