WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of **April, 2011** Notary Public MY COMMISSION EXPIRES: 7.3.12 (AFFIX SEAL)
Foundation Title & Escrow, LLC **30 Burton Hills Blvd, Suite 175** **Nashville, TN 37215**	

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Bartlett Hobbs and Clare Simone Nehra	Franklin American Mortgage Company	10513031400
(NAME)	(NAME)	
929 Lawrence Avenue	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Franklin, TN, 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Michael B. Eller and Tammy Eller**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Andrew Bartlett Hobbs and Clare Simone Nehra**, 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(s) 2, as shown on the map entitled Waldkirch's Subdivision of Lot Nos. 8 and 9 on the W.L.B. Lawrence Plan, of record in Book 421, 90, 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 Michael B. Eller and Tammy Eller by Warranty deed from Willie P. Carney dated January 29, 2007 and recorded in Instrument No. 20070202-0014333, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 929 Lawrence Avenue, Nashville, TN 37204

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, has 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.

BILL GARRETT, Davidson County
Trans:T20110026844 DEEDWARR
Recvd: 05/05/11 14:39 2 pgs
Fees:13.00 Taxes:1165.50
20110505-0034739

Witness our hands this 29th day of **April, 2011.**

Michael B. Eller

Tammy Eller

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Michael B. Eller and Tammy Eller**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of April, 2011

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: 5-02-2011

My Commission Expires MAY 2, 2011