Warranty Deed

THIS INSTRUMENT PREPARED BY:

TranStar National Title
2201 W. Plano Pkwy, Suite 152
Plano, TX 75075

BILL GARRETT, Davidson County
Trans:T20110063090 DEEDWARR
Recvd: 10/10/11 13:34 3 pgs
Fees:17.00 Taxes:0.00
20111010-0078588

SEND TAX BILLS TO:

David Brent Hobbs and Theresa McCray-Hobbs
3556 Glenfalls Dr
Hermitage, TN 37076
MAP PARCEL NUMBERS
087 01 0A 0128.00

THIS INDENTURE, made and entered into this 21 day of September 20 11, by and between **David Brent Hobbs,** party of the first part, and **David Brent Hobbs and Theresa McCray-Hobbs, husband and wife as tenants by the entirety** party of the second part, WHO'S ADDRESS IS 3556 GLENFALLS DR. HERMITAGE, TN 37076

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in _____ County of **Davidson**, State of Tennessee:

All that certain parcel of land situate in the City of Hermitage, County of Davidson and State of Tennessee bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section Four, Chesney Glen of record in Book 9700, page 844, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description,

Tax ID#: 087 01 0A 0128.00

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

____
David Brent Hobbs

* *

STATE OF ~~TENNESSEE~~ Georgia, COUNTY OF Fulton

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared DAVID BRENT HOBBS to me known to be the person __ described in and who executed the foregoing instrument, and acknowledged that __ he __ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 21 day of September 2011.

My commission expires March 30, 2014

Andrea E. Johnson
____
Andrea E. Johnson
Notary Public

ANDREA E. JOHNSON
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 30, 2014
FULTON CO., GEORGIA

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

____

Affiant

Subscribed and sworn to before me this 21 day of September, 2011.

____
OWNERS
PROPERTY ADDRESS:

3556 Glenfalls Dr

Hermitage, TN 37076

ANDREA E. JOHNSON
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 30, 2014
FULTON CO., GEORGIA

EXHIBIT A – Legal Description

All that certain parcel of land situate in the City of Hermitage, County of Davidson and State of Tennessee bounded and described as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section Four, Chesney Glen of record in Book 9700, page 844, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description,

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Being the same property as transferred by deed dated 12/22/2007, recorded 03/25/2009, from David Brent Hobbs, to David Brent Hobbs and Robert Bacon, as tenants in common each with a 1/2 undivided interest, recorded as Instrument #20090325-0026897.

Being further conveyed by deed dated 07/18/2008, recorded 07/13/2011, from Robert Bacon, to David Brent Hobbs, recorded as Instrument #20110713-0053652.