Davidson County DEEDWARR Recvd: 05/29/12 08:13 3 pgs Fees:18.00 Taxes:3459.50 **20120529-0045773**	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$935,000.00~~ Affiant SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 24th DAY OF May, 2012. (Affix Seal) Notary Public My Commission Expires: 4/28/2013

WARRANTY DEED

25361

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

BRENDA FRANKS HALE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires April 28, 2013

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Omar Hobeika and wife, Mary Hobeika	Wells Fargo Bank, N. A.	
2209 Hobbs Road	2701 Wells Fargo Way	13101006200
Nashville, TN 37215	Minneapolis, MN 55467	

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, Brandon K Jenkins, Chief Manager for GROVE PARK CONSTRUCTION, LLC, hereinafter called the GRANTOR, have bargained and sold, and by these presents do hereby transfer and convey unto OMAR HOBEIKA AND WIFE, MARY HOBEIKA, hereinafter called the GRANTEE(S), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 18, Plan of B.N. Stammer Subdivision, as shown on plat of record in Plat Book 1424, page 23, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Grove Park Construction, LLC by Warranty Deed from James A. Crossman and wife, Mary B. Crossman of record in Instrument No. 20110614-0045439, Register's Office for Davidson County, Tennessee dated June 13, 2011 and further being conveyed to James A. Crossman and wife, Mary B. Crossman from Carol H. Kottler of record in Instrument No. 20061205-0149780 dated December 5, 2006.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2012 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying their prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Part of Map- Parcel 13101006200 .

b.. If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

3. Matters shown on the Plan of record in Book 1424, Page 23, said Register's Office.

4. Restrictions contained in Warranty Deed of record in Instrument No. 20061205-0149780, Register's Office for Davidson County, Tennessee.

This is (X) improved property known as 2209 Hobbs Rd., Nashville, Tennessee 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, their heirs and assigns forever; and the GRANTOR(S), do covenant with the said GRANTEES that they lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they further covenants and binds themselves, their and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 24th day of May, 2012:

Brandon K Jenkins, Chief Manager, for Grove Park Construction, LLC

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and County mentioned, personally appeared Brandon K Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Grove Park Construction, LLC , the within named bargainor, a limited liability company, and that such Chief Manager executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Chief Manager.

Witness my hand, at office, this 24th day of May, 2012.

Notary Public

My commission expires: _____

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
January 26, 2014

I, Brenda Franks Hale, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy T. Nelson, a notary public for this county and state, (name of person making certification) Brenda Franks Hale who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

AMY T. NELSON NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MY COMMISSION EXPIRES: 11-15-2015.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).