When recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Hendersonville, TN 37075

WARRANTY DEED

12-08-011

BILL GARRETT, Davidson County
Trans:T20120066725 DEEDWARR
Recvd: 09/06/12 09:18 3 pgs
Fees:18.00 Taxes:566.10
20120906-0080484

RACHELLE CAUDILL NOTARY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

State of Tennessee)
County of ~~Davidson~~ Sumner rc, notary)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $153,000.00 ✓

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of ~~August~~ September rc, notary, 2012

Rachelle Caudill
Notary Public

My Commission Expires: ~~09/09/14~~ 9/22/14 rc, notary (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
ALICIA S. BERKITT	Regions Bank dba Regions Mortgage	087-1-A
(NAME) 3556 Glenfalls Drive	(NAME) P.O. Box 200401	128.00CO
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Florence, SC 29502-0401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **DAVID B. HOBBS and THERESA MCCRAY-HOBBS, husband and wife as tenants by the entirety**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ALICIA S. BERKITT,** , hereinafter called the Grantee(s), her 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 No. 55, Chesney Glen Subdivision**, of record in Book 9700, Page 844, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to David Brent Hobbs, by Deed from Beazer Homes dba Phillips Builders, a Tennessee Corporation of record in Instrument No. 200001208-0120870, said Register's Office. Subsequently, David Brent Hobbs conveyed his interest to David Brent Hobbs and Robert Bacon, as tenants in common each with a 1/2 undivided interest by deed of record in Instrument No. 20090325-0026897, said Register's Office then Robert Bacon having conveyed his interest to David Brent Hobbs by deed of record in Instrument No. 20110713-0053652, said Register's Office. Then David Brent Hobbs having conveyed his interest to David Brent Hobbs and Theresa McCray-Hobbs, husband and wife as tenants by the entirety by deed of record in Instrument No. 20111010-0078588, said Register's Office.

David B. Hobbs and David Brent Hobbs being on and the same person.

THIS conveyance is subject to Declaration of Covenants, Conditions, and Restrictions, of Chesney Glen, of record in Book 10278, Page 279, in Book 10449, Page 217, in Book 10469, Page 924, in Book 10528, Page 73, in Book 10640, Page 944, and in Book 11317, Page 674, Register's Office for Davidson County, Tennessee; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **3556 Glenfalls Drive, Hermitage, TN, 37076.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of August, 2012.

DAVID B. HOBBS

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 **DAVID B. HOBBS,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of August, 2012.

My Commission Expires: 09/09/14

Notary Public

SCOTT D. WEISS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, our hands, this 30th day of August, 2012.

THERESA McCRAY HOBBS

STATE OF Georgia)
COUNTY OF Cobb)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **THERESA McCRAY HOBBS,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Marietta, [redacted], Ga, this 30th day of August, 2012.

My Commission Expires: July 19, 2013

Notary Public

MARISA MAIRE NOTARY PUBLIC GEORGIA EXPIRES July 19, 2013 COBB COUNTY