$580,000.00

WARRANTY DEED

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF NOVEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimberly P. Hunter **Sean M. Bacon**	**Regions Bank d/b/a Regions Mortgage**	**131-1-L-1 CO**
(NAME)	(NAME)	
3305 Hobbs Road	**2050 Parkway Office Circle**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Jeffrey A. Harrow and Emily A. Harrow, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kimberly P. Hunter and Sean M. Bacon, wife and husband**, 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 Unit A on the Plan of the Hobbs Road Condominiums as shown on the exhibit to the Master Deed of record in Instrument No. 20040309-0027211, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof together with an undivided interest in the common elements as described therein.

Being the same property conveyed to Jeffrey Harrow and wife, Emily A. Harrow as tenants-by-the-entirety, by deed from John C. Hayes, III, of record in Instrument No. 20060426-0047653, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐
This is improved ☒ property, known as **3305 Hobbs Road, Nashville, TN 37215**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

BILL GARRETT, Davidson County
Trans:T20120087631 DEEDWARR
Recvd: 11/16/12 09:28 2 pgs
Fees:12.00 Taxes:2146.00
20121116-0105759

Witness our hands this 9th day of November, 2012.

Jeffrey A. Harrow

Emily A. Harrow

STATE OF Maryland
COUNTY OF Baltimore

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeffrey A. Harrow and Emily A. Harrow, husband and wife, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at 1821 York Rd Timonium MD. this 9th DAY OF NOVEMBER, 2012.

Commission expires: 7-20-2016

Notary Public

PAUL T. HATCHER
Notary Public
Baltimore County
Maryland
My Commission Expires July 20, 2016