File Box 9 -B

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GERALD G. PATTERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. Expires NOV. 9 2015

BILL GARRETT, Davidson County
Trans:T20130039606 DEEDWARR
Recvd: 05/13/13 10:25 2 pgs
Fees:13.00 Taxes:2275.50
20130513-0047887

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margot C. Allen and William Jeffrey Greer	Pinnacle Bank 150 3rd Avenue South, #900 Nashville, TN 37201	Map 129 -4
(NAME) 219 Haverford Avenue	(NAME)	Parcel 51
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **MARK A. HOBBS AND WIFE, ELLEN L. HOBBS**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARGOT C. ALLEN AND WILLIAM JEFFREY GREER, BOTH UNMARRIED,*** 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:

*as tenants in common

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 5 on the Plan of Bransford Realty Company's Subdivision of part of Lot No. 10, Westmeade Subdivision of record in Plat Book 547, page 142, Register's Office for Davidson County, Tennessee, and further described as follows:

Beginning at a point in the westerly margin of Westmeade Drive, the common corner of Lots No. 4 and 5; thence with the line of said Drive, north 56 deg. 25' west 100 feet to a point; thence southwesterly 365 feet, more or less, to a point in the northeasterly margin of Haverford Avenue; thence with the margin of said Avenue, south 42 deg. 15' west 103 feet, more or less, to the corner of the Lots No. 4 and 5; thence with the line between said lots northeasterly 390 feet 8 inches, more or less, to the point of beginning.

Being the same property conveyed to Mark A. Hobbs and wife, Ellen L. Hobbs, by deed dated October 31, 2000, from Angela G. Phillips f/k/a Angela Gai Innes, and husband, Mark A. Phillips of record in Instrument No. 20001102-0108908, said Register's Office.

This conveyance is subject to (a) 2013 real property taxes; and (b) all matters appearing on the plan of record in Book 547, page 142, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 219 Haverford Avenue, Nashville, Tennessee 37205
(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

Witness our hands this 10th day of May, 2013.

Mark A. Hobbs

Ellen L. 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 Mark A. Hobbs and Ellen L. Hobbs, the bargainor, 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 Nashville, Tennessee this 10th day of May, 2013.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Notary Public