BILL GARRETT, Davidson County
Trans: T20130040226 DEEDWARR
Recvd: 05/14/13 14:01 2 pgs
Fees: 13.00 Taxes: 841.01
20130514-0048626

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $227,300.00.

Affiant

Subscribed and sworn to before me, this 13th day of May, 2013.

Notary Public

My commission expires: 5-20-14

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Peter C. Smith	**New Owner**	**Map\Parcel: 181-10-0-A-109.00 CO**
7065 Autumn Crossing Way		
Brentwood, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

Sean M. Hockenbery and Alison Hockenbery, Husband and Wife, and Dave J. Hockenbery and Sherie Hockenbery, Husband and Wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter C. Smith, an unmarried man

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 Lot No. 366 on the Plan of Phase Three, Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sean M. Hockenbery, unmarried and Dave J. Hockenbery, married man, by Deed from NVR, Inc., a Virginia Corp T/A Fox Ridge Homes of record at Instrument No. 20050504-0050123, Register's Office for Davidson County, Tennessee, dated April 29, 2005 and recorded on May 4, 2005.

The said, Sean M. Hockenbery having since married Alison Hockenbery.
The said Alison Hockenbery and Sherie Hockenbery hereby joins in this conveyance to convey any marital interest they may have in subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (**X**) unimproved ( ) property known as 7065 Autumn Crossing Way Brentwood, TN 37027.

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 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.

Witness my/our hand(s) this 13th day of May, 2013.

Sean M. Hockenbery

Alison Hockenbery

Dave J. Hockenbery

Sherie Hockenbery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Sean M. Hockenbery and Alison Hockenbery the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2013.

MICHELLE S. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016

Notary Public

My Commission Expires: 12/11/16

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Dave J. Hockenbery and Sherie Hockenbery the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of May, 2013.

Notary Public

My Commission Expires: 12/11/16

File #: 313037MG
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

MICHELLE S. GLASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires December 11, 2016