BILL GARRETT, Davidson County
Trans:T20130102192 DEEDWARR
Recvd: 12/05/13 10:24 2 pgs
Fees:13.00 Taxes:490.25
20131205-0123918

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $132,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 27TH DAY OF NOVEMBER, 2013.

NOTARY PUBLIC

MY COMMISSION EXPIRES 4-23-14

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 13-R5946 TOBE

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Shawn Tobe	~~Same~~ Regions Mortgage	164-08-0A-032.00
1205 Lakewalk Drive	2050 Parkway Office Cir	
Antioch, TN 37013	Birmingham AL 35244	

FOR AND 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, WE,

TATANESHIA WASHINGTON AND HUSBAND ERIC JERMAINE WASHINGTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO: ~~XXXXXXXXXX~~ Shawn W. Tobe and Destiny Ann Tobe, husband and wife JW EW

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1205 Lakewalk Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 27th day of November, 2013.

Tataneshia Washington

Eric Jermaine Washington

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, TATANESHIA WASHINGTON AND ERIC JERMAINE WASHINGTON, the bargainor(s), 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 Franklin, Tennessee, this 27th day of November, 2013.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright State of Tennessee Notary Public Williamson County

13-R5946 TOBE

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 40, SECTION 1, HALLMARK, as shown on plat of record in Instrument No. 20050315-0028142, 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 by Quitclaim Deed from Tataneshia Pinchon (n/k/a Tataneshia Washington) to Tataneshia Washington and husband, Eric Jermiane Washington as recorded on the 12th day of March, 2010 in Instrument No. 20100312-0018891 and Warranty Deed from Jerry Butler Builders, LLC to Tataneshia Pinchon, unmarried as recorded on the 3rd day of August, 2006 in Instrument No. 20060803-0095139, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1, HALLMARK, as recorded in Instrument No. 20050315-0028142, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Instrument No. 20051116-0138367 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Road Agreement and Sewer, recorded in Instrument No. 20040416-0043248.

f. Easement for Ingress and Egress, recorded in Book 4706, Page 227.

g. Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030519-0067720.