BILL GARRETT, Davidson County
Trans:T20140018000 DEEDWARR
Recvd: 03/18/14 09:41 2 pgs
Fees:13.00 Taxes:447.70

20140318-0022178

WARRANTY DEED

ANITA L. LESTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 121,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 17th day of March, 2014

Notary Public:

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
American Residential Leasing	NEW OWNER	Parcel ID:
7047 E. Greenway Pkwy., Ste. 350		15011034300
Scottsdale, AZ 85254		

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 acknowledged, we

Joseph D. Hobbs, Jr., Keith F. Hobbs, and Karen H. Suggs, Devisees of the Estate of Joseph D. Hobbs, Sr.

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

American Residential Leasing Company, LLC

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:

Being Lot Number 123 on the Plan of Lake Town Park, Section 8, of record in Plat Book 7900, Page 467, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Joseph D. Hobbs, unmarried, by deed from Kenneth Victory d/b/a Kenneth Victory Construction, of record in Book 9019, Page 990, dated July 16, 1993, Register's Office for said County. The said Joseph D. Hobbs, a/k/a Joseph D. Hobbs, Sr. died November 10, 2013. The Grantors herein execute this instrument as Devisees of the Estate of Joseph D. Hobbs, Sr. pursuant to the authority granted by the Will of the Decedent of record in the Probate Court of Davidson County, Tennessee, File No. 13P1889.

This conveyance is subject to Restrictive Covenants of record in Book 8829, Page 725, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 7900, Page 467, said Register's Office.

Power of Attorney of record in Instrument 20140318-0022177, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1609 Maple Timber Ct., 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 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.

Witness my hand this 17th day of March, 2014.

Estate of Joseph D. Hobbs, Sr.
BY:

Joseph D. Hobbs, Jr., Devised by Teresa Hobbs, Attorney in Fact

Keith F. Hobbs, Devisee

Karen H. Suggs, Devisee

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 Keith F. Hobbs and Karen H. Suggs, Devisees of the Estate of Joseph D. Hobbs, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of March, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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, Teresa Hobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Joseph D. Hobbs, Jr., Devisee of the Estate of Joseph D. Hobbs, Sr. as his/her/their Attorney in Fact as the free act and deed of the within named Joseph D. Hobbs, Jr., Devisee of the Estate of Joseph D. Hobbs, Sr..

Witness my hand and official seal at Nashville, Tennessee, the 17th day of March, 2014.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.