Davidson County DEEDWARR
Recvd: 05/27/14 12:22 2 pgs
Fees:13.00 Taxes:888.00
20140527-0045286

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
BYRD & BYRD, P.L.L.C.
518 CARRIAGE HOUSE DRIVE
JACKSON, TN 38305

This Warranty Deed prepared without the benefit of a title examination or survey. Preparer did not serve as Closing Attorney.

STATE OF TN)
COUNTY OF Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May, 2014.

NOTARY PUBLIC
MY COMMISSION EXPIRES: 3/26/17

LAURIE DAMEWOOD STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS OF NEW OWNERS:
Charles A. Hobbs
Jennifer L. Hobbs
Richard R. Teising
108 Duluth Avenue
Nashville, TN 37209

SEND TAX BILLS TO:
Charles A. Hobbs
108 Duluth Avenue
Nashville, TN 37209

PARCEL:

091 05 0 161.00

FOR AND IN 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, **TRIAD CONSTRUCTION, LLC**, HEREINAFTER CALLED THE GRANTOR, HAS THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **CHARLES A. HOBBS, JENNIFR L. HOBBS AND RICHARD R. TEISING,** 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 1, as shown on the map entitled Duluth Vernon Subdivision of record in Instrument No. 20011030-0118204, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same real estate conveyed to Triad Construction, LLC by deed filed for record November 14, 2007 in Instrument No. 20071114-0133349, in the Register's Office of Davidson County, Tennessee.

unimproved
This is improved ___X___ property known as 108 Duluth Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the said GRANTEES, their heirs and assigns forever; and the undersigned does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except for (1) the lien of the 2014 County taxes which shall be prorated and assumed by Grantees herein; (2) easements, restrictions, and building setback lines of record in Instrument No. 20011030-0118204 and Instrument No. 20140127-0007113, in the Register's Office of Davidson County, Tennessee; and, the undersigned does further covenant and bind itself, its successors 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.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officer on this 23rd day of May, 2014.

TRIAD CONSTRUCTION, LLC

By: Randy Dabbs
Name: Randy Dabbs
Title: Sole Member

STATE OF TN)
COUNTY OF Davidson)

Before me, Laurie Damewood, a notary public of the state and county aforesaid, personally appeared Randy Dabbs, with whom I am personally acquainted, and who, upon oath, acknowledged Randy Dabbs to be Sole Member of TRIAD CONSTRUCTION, LLC, the within named bargainor, a limited liability company, and that Randy Dabbs as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by Randy Dabbs as Sole Member.

WITNESS MY HAND and seal, at office, on this the 23rd day of May, 2014.

Laurie Damewood
NOTARY PUBLIC

My Commission Expires: 3/26/17

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Polly Lavit, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Polly Lavit
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Ashley Bouslog a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Bouslog
Notary Signature

My Commission Expires: 2/19/18

Ashley Bouslog
State of Tennessee Notary Public
Williamson County