WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/16/14 14:24 4 pgs
Fees:23.00 Taxes:1381.77
20140616-0052359

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2014

Notary Public

MY COMMISSION EXPIRES: October 05, 2015

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC — COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Rochford	John T. Rochford	11515008200
(NAME)	(NAME)	
2200 Abbott Martin Road	2200 Abbott Martin Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, Blanchard C. Hobbs, Jr., Brenda Hobbs Laden and Patricia Hobbs White, The **Heirs to the Estate of Eloise Poole Hobbs,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John T. Rochford, married,** 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 No. 82 on the plan of West Meade Farms, Inc., Section "D" of record in Book 1835, pages 40 and 41, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eloise Poole Hobbs by deed from B. C. Hobbs and Eloise Poole Hobbs and Dale Quillen, Trustee, dated 5/30/66, of record in Book 4021, page 79, Register's Office for Davidson County, Tennessee. B. C. Hobbs a/k/a Blanchard C. Hobbs, Sr. having predeceased Eloise Poole Hobbs. Eloise Poole Hobbs died on 7/30/08, testate. The Last Will and Testament of Eloise Poole Hobbs is of record in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 08P-1703 leaving all of her property to her three children, Blanchard C. Hobbs, Jr., Brenda Hobbs Laden, and Patricia Ann Hobbs White.

This conveyance is subject to 2014 taxes, prorated and assumed by the Grantees; all matters on the plan of record; electrical permit of record in Book 5120, page 962, said Register's Office. Subject to the rights and claims of parties in possession.

unimproved ☐

This is improved ☑ property, known as 6418 Jocelyn Hollow Road, Nashville, TN 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 16th day of June, 2014.

HEIRS TO THE ESTATE OF ELOISE POOLE HOBBS

Blanchard C. Hobbs, Jr.

Brenda Hobbs Laden
by Blanchard C. Hobbs, Jr., Attorney-in-fact

Patricia Hobbs White
by Blanchard C. Hobbs, Jr., Attorney-in-fact

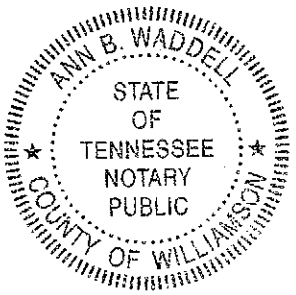
State of Tennessee
County of Williamson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Blanchard C. Hobbs, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is anHeirs to the Estate of Eloise Poole Hobbs, the bargainor, and as such Heir executed the within Deed for the purposes therein contained.

Witness my hand and official seal this 16th day of June, 2014.

A B Waddell
NOTARY PUBLIC Ann B. Waddell

My Commission Expires: October 05, 2015



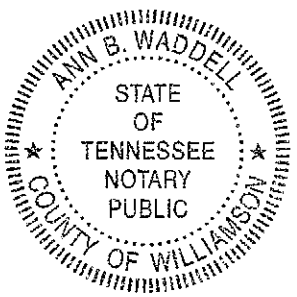
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Blanchard C. Hobbs, Jr. with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-fact of Brenda Hobbs Laden **and** Patricia Hobbs White, Heirs to the Estate of Eloise Poole Hobbs, the within named bargainors, and that he as such Attorney-in-fact, being authorized by the bargainor, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office this 16th day of June, 2014.

A B Waddell
Notary Public Ann B. Waddell

My Commission Expires: October 5, 2015



Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

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

BRENDA ZITZMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017