BILL GARRETT, Davidson County
Trans:T20140047290 DEEDWARR
Recvd: 07/02/14 13:40 2 pgs
Fees:13.00 Taxes:2349.50
20140702-0058352

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2014

Notary Public

MY COMMISSION EXPIRES: 7-3-17
(AFFIX SEAL)

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Hobday	RENASANT BANK	146-05-0
(NAME)	(NAME)	(MAP)
508 S. MARGIN ST.	2001 PARK PLACE N, #650	030.00
(ADDRESS)	(ADDRESS)	(PARCEL)
FRANKLIN, TN 37064	BIRMINGHAM, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Overton Lea Investments, GP, a Tennessee general partnership, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Christopher Hobday and wife, Kirstin Hobday, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Final Plat Resubdivision of Lot Four Bridle Path Estates Block "B" of record in Plat Book 7900, Page 60, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with an exclusive easement for underground utilities granted by instrument recorded in Book 8785, Page 481, said Register's Office.

Being the same property conveyed to Overton Lea Investments, GP, a Tennessee general partnership by deed from Susan M. Williams, married of record in Instrument No. 20070815-0097664 Register's Office for Davidson County, Tennessee, dated August 14, 2007 and recorded on August 15, 2007.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is (X) unimproved ( ) improved property, known as: 922 Overton Lea Road, Nashville, Tennessee 37220

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 hand(s) this ~~27th~~ 30th day of June, 2014.

Overton Lea Investments, GP, a Tennessee General Partnership

By: _____
Scott T. Sohr, Managing Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Scott T. Sohr, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Managing Partner of Overton Lea Investments, GP, a Tennessee general partnership, the within named bargainor, a partnership, and that he as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by the said Scott T. Sohr, as such Managing Partner.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 30th day of June, 2014.

_____
Notary Public

JENNIFER S. DUNLAP
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

My commission expires 9/20/17