Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

Davidson County DEEDWARR
Recvd: 12/18/14 16:16 3 pgs
Fees:18.00 Taxes:869.50
20141218-0116121

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $235,000.00

Affiant

Subscribed and sworn to before me, this 17th day of December 2014.

Notary Public
My commission expires: 2/23/15

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Benjamin Hobbs	LeaderOne Financial Corp.	12908005300
1025 Percy Warner Blvd	11020 King St., #390	
Nashville TN 37205	Overland Park, KS 66210	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Richard W. Cardin and wife Nancy Cardin hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Benjamin Hobbs, a single person, and Kayla Bowling, a single person, as joint tenants with right of survivorship, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 277 on the Plan of Warner Park Valley, Section I, of record in Book 3600, page 13, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Said Lot No. 277 fronts 100.0 feet on the northwesterly margin of Percy Warner Boulevard and extends back 150.0 feet on the northeasterly line and 156.29 feet on the southwesterly line to a dead line in the rear, measuring 100.20 feet thereon.

Being the same property conveyed to Richard W. Cardin and wife, Nancy Cardin by deed from William L. Penny and wife, Linda B. Penny of record in Book 7218, page 646, dated 04/28/87, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2015 taxes, a lien which are not yet due and payable. 2) All matters appearing on plan of Warner Park Valley, Section 1, of record in Book 3600, Page 13, Register's Office for Davidson County, Tennessee 3) Restrictions of record in Book 3978, page 684, Register's Office for Davidson County, Tennessee.

This property is improved property known as 1025 Percy Warner Blvd, Nashville, Tennessee 37205

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 17 day of December, 2014.

Richard W Cardin
Richard W. Cardin

Nancy Cardin
Nancy Cardin By Richard W Cardin her attorney in fact

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 Richard W. Cardin, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 17 day of December, 2014.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires: 2/23/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 17 day of December, 2014 before me personally appeared Richard W Cardin to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nancy Cardin acknowledged that such person executed the same as the free act and deed of Nancy Cardin.

Notary Public

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission expires 2/23/15

FILE NO: 08526

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

Dana Thomas

Signature

State of Tennessee

County of Williamson

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

Notary Signature

MY COMMISSON EXPIRES: 2/23/15

Amy Cross Nance
State of Tennessee Notary Public
Williamson County