Davidson County	DEEDWARR
Recvd: 04/28/15 15:16	2 pgs
Fees:13.00 Taxes:599.03	
20150428-0038038	

WARRANTY DEED

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

State of Tennessee
County of ~~Sumner~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~27th~~ 28 day of April, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Norma Jill Hobson	Wells Fargo Bank, NA	063-16-0C-011.00 CO
(NAME)	(NAME)	
5021 Southfork Road	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Minneapolis, MN 55467	
(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, We, **Gerald Downes and Judith A. Downes,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Norma Jill Hobson, an unmarried woman,** 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:

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Section One, Hermitage Springs Estates, formerly and also known as Hermitage Springs Townhomes as established by Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20001206-0120233 amended in Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20040226-0022056, Instrument No. 20060703-0078830, Instrument No. 20060815-0100265 and Instrument No. 20141208-0111982, and By-Laws in Instrument No. 20010712-0074536, amended in Instrument No. 20030808-0113486, Register's Office for said County. Reference is made to the Plan of Hermitage Springs Townhomes, Section One, a Horizontal Property Regime, of record in Instrument No. 20010801-0081514, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Gerald Francis Downes and Judith A. Downes, by Warranty Deed from David S. Lane, dated 8/1/12 and recorded 8/6/12 in Instrument No. 20120806-0069955, Register's Office for Davidson County, Tennessee. The said Gerald Downes and Gerald Francis Downs being one and the same person.

(3)

unimproved ☐

This is improved ☑ property, known as 5021 Southfork Road, Old Hickory, TN 37138
(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 27th day of April, 2015.

Gerald Downes

Judith A. Downes

State of Tennessee
County of Sumner

Personally appeared before me Gerald Downes and Judith A. Downes, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of April, 2015.

Notary Public _____
My Commission Expires: _____

File No.: 150257

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2016

True Copy Certification

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

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018