Davidson County DEEDQC
Recvd: 06/05/15 14:20 5 pgs
Fees:27.00 Taxes:0.00
20150605-0053114

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

1 of 2-15 TN 2217

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor **Julie D. Hobson, f/k/a Julie Hardy, married to Duane Hobson** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantors, **Julie D. Hobson and Duane Hobson, Wife and Husband,** as Tenants by Entireties, whose address is 620 Cato Ridge Lane, Nashville, TN 37218, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot 242, on the Plan of Jordan Ridge at Eaton's Creek Phase 8, as shown on the plan of record in Instrument No. 20120629-0057088, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Be the same more or less, but subject to all legal highways.

This conveyance is made subject to:

AS TO PHASES 1 through 3

a. All matters on the Plan of Creekside Trail, Phase1 of record in Instrument No. 20001026-0106269 and as amended by Instrument No. 20 20021210-0152343, and on Plan of Creekside Trails, Phase 2 of record in Instrument No. 20000426-0041282 and as amended in Instrument No. 20020709-0082562, Register's Office for Davison County, Tennessee.
b. Restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983, Register's Office for Davidson County, Tennessee.
c. Subject to Charter of Eaton's Creek Park Homeowners Association of record as Instrument No. 20011126-0128291, Page 86, Register's Office for Davidson County, Tennessee.
d. Subject to Charter of Eaton's Creek Real Estate Investors Fund, LLC of record in Book 10871, Page 532, Register's Office for Davidson County, Tennessee.
e. Easements for water mains and appurtenances of record in Book 6255, Page 578, Register's Office for Davison County, Tennessee.
f. Easement for sanitary sewers and/or storm drainage of record in Book 8326, Page 230, Register's Office for Davidson County, Tennessee.
g. Subject to Storm Water Detention Agreement of record as Instrument No.

JDH

20001011-0100954, Registers Office for Davidson County, Tennessee.

h. Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under Circuit Court for Davidson County, Tennessee No. 90C-3345.
i. Subject to the flow of Eaton's Creek and branches thereof.
j. Subject to the rights of others in and to the common areas and/or elements of Creekside Trails.

AS TO PHASE 4

a. All matters on the plan of Creekside Trails, Phase 2 of record inn Instrument No. 20000426-0041282 and as amended in Instrument No. 20020709-0082562, Register's Office of Davidson County, Tennessee.
b. Subject to the lien for special assessments as contained in the said restrictions.
c. Subject to temporary construction easements as set forth in Consent Judgment and Final Decree under circuit Court for Davidson County, Tennessee, Docket No. 90C-3345.
d. Subject to flow of Eaton's Creek and branches thereof.
e. Subject to the right of others in and to the common areas and/or elements of Creekside Trails.
f. Subject to the flow of any streams on and across subject property.
g. Restrictive covenants contained in an instrument of record in Instrument No. 20000915-0092002; Supplement amendment of record in Instrument No. 20011025-0117168 and Second Supplement amendment of record in Instrument No. 20020828-0103983, Register's Office for Davidson County, Tennessee.
h. Subject to HOA Charter of Eaton's Creek Park Homeowners Association of record in Book 10871, Page 532 and Instrument No. 20011126-0128291, Register's Office for Davidson County, Tennessee
i. Easements for water mains and appurtenances of record in Book 6255, Page 578, Register's Office for Davison County, Tennessee.
j. Easement for sanitary sewers and/or storm drainage of record in Book 8326, Page 230, Register's Office for Davidson County, Tennessee.
k. Subject to Storm Water Detention Agreement of record as Instrument No. 20031010-0150887, Registers Office for Davidson County, Tennessee.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 058-09-0-A-318.00C0

Street address of property: 620 Cato Ridge Lane, Nashville, TN 37218

Prior Instrument Reference by which Grantor acquired title: Instrument Number 20130712-0072339 in the Recorder's Office, Davidson County, Tennessee.

SDH

Mail Tax Statements to: Julie D. Hobson and Duane Hobson, 620 Cato Ridge Lane, Nashville, TN 37218.

Signed this 22 day of April, 2015.

Signatures of Grantor:

Julie D. Hobson

Julie D. Hobson

STATE OF TENNESSEE, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 22 day of April, 2015 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Julie D. Hobson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Marie Milstein

Notary Public

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires June 21, 2016

Property Address: 620 Cato Ridge Lane, Nashville, TN 37218
Tax Parcel: 058-09-0-A-318.00C0

Oath of Consideration

I or we, Duane Hobson, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 0.00.

Signed this 22 day of April, 2015.

Signatures of Affiant:

Duane Hobson

Sworn and subscribed before me this 22 day of April, 2015

Marie Milstein
Notary Public

MARIE MILSTEIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Comm. Expires June 21, 2016

True Copy Certification

I, Dave Berardi, 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.

Signature

State of MD

County of Baltimore

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

Notary's Signature

My Commission Expires: 7-20-15

Notary' Seal (if on paper)

ANNA R. ALT NOTARY PUBLIC BALTIMORE COUNTY, MD MY COMMISSION EXPIRES 7/20/2015