WARRANTY DEED

PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $460,000.00

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY 2015

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31ST DAY OF AUGUST, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-9-16

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7717 HOBBS JV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
Andrew Bartlett Hobbs and Clare Simone Hobbs	Franklin American Mortgage Company	15807000500
1904 Cromwell Drive	501 Corporate Centre Drive Ste 400	
Nashville, TN 37215	Franklin TN 37067	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

R. CRAIG FLEMING, TRUSTEE, 2015 FLEMING FAMILY IRREVOCABLE TRUST AGREEMENT FOR THE BENEFIT OF R. CRAIG FLEMING AND CYNTHIA L. BONDS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

ANDREW BARTLETT HOBBS AND CLARE SIMONE HOBBS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1904 Cromwell Drive, Nashville, TN 37215

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/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 its hand on the 31st day of August, 2015.

R. Craig Fleming, Trustee, 2015 Fleming Family Irrevocable Trust Agreement for the Benefit of R. Craig Fleming and Cynthia L. Bonds

BY: R. Craig Fleming, Trustee
R. Craig Fleming, Trustee

BILL GARRETT, Davidson County
Trans:T20150074492 DEEDWARR
Recvd: 09/01/15 14:39 2 pgs
Fees:13.00 Taxes:1702.00
20150901-0088852

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, R. Craig Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of 2015 FLEMING FAMILY IRREVOCABLE TRUST AGREEMENT FOR THE BENEFIT OF R. CRAIG FLEMING AND CYNTHIA L. BONDS, the within named barganor, a Trust, and that R. Craig Fleming, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 31st day of August, 2015.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-27-2016

EXHIBIT A - LEGAL DESCRIPTION

Being Lot No. 109 on the Plan of Hillsboro Park, Section III, of record in Book 2663, Page 94, Register's Office for said County.

Being the same property conveyed by Quitclaim Deed from Ralph M. Fleming and wife, Jacqueline S. Fleming to R. Craig Fleming, Trustee, 2015 Fleming Family Irrevocable Trust Agreement for the Benefit of R. Craig Fleming and Cynthia L. Bonds, as recorded on the 11th day of May, 2015 in Instrument No. 20150511-0043118 and Warranty Deed from Edith Haswell Carell and husband, Monroe Carell to Ralph M. Fleming and wife, Jacqueline S. Fleming, as recorded on the 7th day of August, 1974 in Deed Book 4841, Page 536, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HILLSBORO PARK, SECTION III, as recorded in Plat Book 2663, Page(s) 94, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2435, Page 237, Book 2603, Page 440 and Book 2855, Page 475 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).