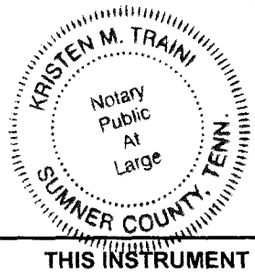
Davidson County DEEDWARR
Recvd: 06/06/16 09:34 3 pgs
Fees:18.00 Taxes:592.00
20160606-0056572

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~31st~~ 3rd day of ~~May~~ June, 2016.

Notary Public

MY COMMISSION EXPIRES: ~~SEP 2 0 2016~~
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Crystal Bay, LLC	New Owner	108-04-0-059.00
(NAME)	(NAME)	
3117 Noble Valley Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, Andreas W. Hobbs, an unmarried man, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Crystal Bay, LLC, a Tennessee limited liability company, 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 Lot No. 140 on the Plan of Resubdivision of Lots 70-90, 92-97, 138-145,179 -181,192, 194-197, 203 -206, and 238- 240, Section Two, Larchwood of record in Plat Book 5200, Page (s) 207 and 208, as amended in Book 5638, Page 483, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andreas W. Hobbs, unmarried by Warranty deed from James D. Seger, unmarried of record in Book 10462, page 583, Register's Office for Davidson County, Tennessee, dated May 15, 1997 and recorded on May 22, 1997. The said Andreas W. Hobbs subsequently married Suzanna Lee (Eakin) on October 18, 2002, and Suzanne Lee (Eakin) Hobbs executes this Quitclaim Deed for the sole and exclusive purpose of conveying all right, title, and interest (marital or otherwise) she may now have or ever have in and to the subject real property.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 941 Wemberton Drive, Nashville, TN 37214
(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 hand this 31st day of May, 2016.

Andreas W. Hobbs

STATE OF TENNESSEE

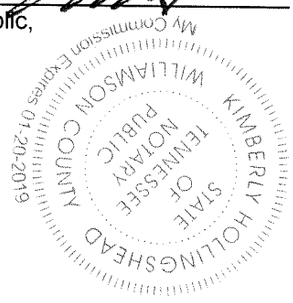
COUNTY OF WILLIAMSON

On this 31st day of May, 2016, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Andreas W. Hobbs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
1-20-2019

Notary Public,



True Copy Certification

I, KRISTEN TRAINI, 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 TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19

Notary' Seal (if on paper)

