WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160064147 DEEDWARR
Recvd: 07/26/16 11:25 2 pgs
Fees:13.00 Taxes:747.40
20160726-0076778

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2016

Notary Public

MY COMMISSION EXPIRES: 08-20-2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Phillip Michael Maples, II	new owner	72-13-103
(NAME)	(NAME)	
2413 Inga Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20161016

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Wendy V. Jobe, a single woman**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Phillip Michael Maples, II, unmarried man,** 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. 30, on the plan of Springdale Subdivision, of record in Book 974, page 18, Register's Office for Davidson County.

Said Lot No. 30 fronts 50 feet on the westerly margin of Inga Street and runs back 160 feet on the north line and 168 feet on the south line to the right-of-way of L&N Railroad on which it measures 50.5 feet.

Being the same property conveyed to Wendy V. Jobe by Warranty Deed from Joseph D. Jobe and Mildred Jobe, dated July 7, 2010, of record in Instrument No. 20100709-0053686, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2413 Inga Street, Nashville, TN 37206
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of July, 2016

Wendy V. Jobe

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Wendy V. Jobe, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th of July, 2016.

Christine L. Lind

Notary Public
My Commission Expires:

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires [redacted] cll
9.18.17