(2)

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

BILL GARRETT, Davidson County
Trans:T20160073022 DEEDWARR
Recvd: 08/22/16 11:29 3 pgs
Fees:18.00 Taxes:3422.50
20160822-0087502

Christy Wilkins Ivey *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 58505

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Dwight Allen Farris Kella Farris 4421 Curtiswood Circle Nashville, TN 37204	New owner

TAX MAP PARCEL NUMBERS: 13210002300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$925,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael S. Hobson and Pamela S. Hobson, husband and wife,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Dwight Allen Farris and Kella Farris, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Curtiswood Estates of record in Book 2331, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 102.0 feet on the southwesterly margin of Curtiswood Circle and extends back 287.2 feet on the northwesterly line and 263.4 feet on the southeasterly line to a broken line in the rear, measuring 233.0 feet thereon.

Being the same property conveyed to Michael S. Hobson and spouse, Pamela S. Hobson, by Warranty Deed from Roderick C. Sandeen and spouse, Patricia A. Sandeen, recorded May 31, 2006 of record in Inst. No. 20060531-0063951, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record in Book 2331, page 40, said Register's Office, which Plan shows a 75, foot minimum building setback line from Curtiswood Lane Circle, a 10 foot easement for public utility purposes along the broken rear line of said lot and 2.5 by 25 foot utility anchor easements located on the southeasterly and southwesterly front corners of said lot; Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County, Tennessee by instrument of record in Book 7121, page 227, said Register's Office; Restrictions of record in Book 2440, page 65, said Register's Office.

This instrument is executed on behalf of Pamela S. Hobson by Michael S. Hobson pursuant to a Power of Attorney executed by her/him/them on the 27th day of July, 2016, of record in Instrument No. 20160822.0087501, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as 4421 Curtiswood Circle, Nashville, TN 37204

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of August, 2016.

Michael S. Hobson

Michael S. Hobson

Pamela S. Hobson by Michael S. Hobson ATTORNEY IN FACT

Pamela S. Hobson
By: Michael S. Hobson, Attorney-in-Fact

State of Tennessee

County of Davidson

On this 16th day of August, 2016, before me the undersigned authority, personally appeared **Michael S. Hobson**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Michael S. Hobson** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Pamela S. Hobson**, as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 2016.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $925,000.00.

Affiant

Sworn and subscribed before me this 19 day of August, 2016

Notary

My Commission Expires:

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires September 18, 2017

EXHIBIT "A"
To
Warranty Deed

FROM: Michael S. Hobson and Pamela S. Hobson

TO: Dwight Farris and Kella Farris

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Michael S. Hobson, Affiant

Sworn to and subscribed before me this 16th day of August, 2016.

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019