(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160101851 DEEDWARR
Recvd: 11/17/16 13:43 2 pgs
Fees:13.00 Taxes:846.93
20161117-0121437

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,900.00

Coleen Newcomb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF November, 2016

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Davidson, Terry Davidson and Alyce Davidson	New owner	
(NAME)	(NAME)	
2557 Oak Forest Drive		149-02-0-075.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **WILLIAM J. HOSKINS, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN A. DAVIDSON, AN UNMARRIED MAN AND TERRY DAVIDSON AND ALYCE DAVIDSON, HUSBAND AND WIFE,** 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. 56 on the Plan of Oakwood Subdivision, Phase Two, Section One, as of record in Plat Book 7900, Page 126, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Quitclaim Deed from Blair Homes, LLC, a Tennessee limited liability company to William J. Hoskins, married, as recorded on the 2nd day of March, 2016 in Instrument No. 20160302-0020014, said Register's Office.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 7900, Page(s) 126, said Register's Office; and Restrictive Covenants of record in Book 7981, Page 478, Book 8313, Page 17, Book 9237, Page 1, Book 8038, Page 838, Book 8191, Page 323, Book 8191, Page 324, Book 9781, Page 987 and Book 10650, Page 785, said Register's Office; Charter of record in Book 7954, Page 508, Book 7981, Page 474 and Book 8013, Page 624, said Register's Office; Easement for Right-of-way & Ingress & Egress, recorded in Book 4411, Page 243, said Register's Office; Easement for Sanitary Sewers and/or Storm Drainage, Water Mains and Appurtenances as set forth in instrument recorded in Book 6298, Page 582 and Book 6269, Page 197, said Register's Office.

unimproved
This is improved x property, known as 2557 Oak Forest Drive, Antioch, TN 37013
(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 14th day of November, 2016

William J. Hoskins
attorney in fact

WILLIAM J. HOSKINS, BY: NANCY LEACH, ATTORNEY IN FACT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 14th day of November, 2016, before me personally appeared Nancy Leach, to me known to be the person who executed the foregoing instrument on behalf of William J. Hoskins and acknowledged that she executed the same as the free act and deed of William J. Hoskins.

Witness my hand and official seal at Nashville, Tennessee this 14th day of November, 2016.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires November 5, 2019