Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $254,000.00

Debra F. Forte
Affiant

Subscribed and sworn to before me, this 30th day of January 2017.

Notary Public
My commission expires: 2/25/19

Davidson County DEEDWARR
Recvd: 01/30/17 12:40 3 pgs
Fees:18.00 Taxes:939.80
20170130-0009674

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
William W. Forte 113 Brindleton Ln Brentwood TN 37027	Branch Banking and Trust Company 301 College St. Greenville, SC 29601	171 03 0B 234.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Martha A. Hobbs, unmarried hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to William W. Forte and Debra F. Forte, husband and wife hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 40, on the Plan of Phase Two, Section Six, Townhomes of Fredericksburg, as shown on plat of record in Plat Book 9700, Page 953 and 954, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Martha A. Hobbs, an unmarried woman by Warranty Deed from Elizabeth Leigh Orman, an unmarried woman, dated May 29, 2009, of record in Instrument No. 20090602-0050727, Register's Office for Davidson County, Tennessee

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the plan of Phase Two, Section Six, Townhomes of Fredericksburg of record in Plat Book 9700, Page 953 and 954, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney,

and limitations on title set forth in restrictions recorded in Book 11556 Page 531 and amended in Book 11682 Page 75 and in any allied instruments(s) referred to in said restrictions. 4) Charter for Fredericksburg Townhome Association of record in Book 11550 Page 529. 5) Charter for Fredericksburg Homeowners Association of record in Book 8920 Page 40. 6) ByLaws for Fredericksburg Townhome Association, Inc. of record in Book 11550 Page 554 and amended in Book 10694 Page 539.

This property is improved property known as 601 Old Hickory Blvd. Unit 40, Brentwood, Tennessee 37027

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 30th day of January, 2017.

Martha A. Hobbs

Martha A. Hobbs

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha A. Hobbs, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of January, 2017.

Notary Public

My Commission expires: 2/25/19

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

FILE NO: 09847

I, Sheri Engel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law.

Sheri Engel
Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me a notary for this county and state, Sheri Engel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 2/25/19

MARY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY