BILL GARRETT, Davidson County
Trans:T20170010732 DEEDWARR
Recvd: 02/06/17 10:24 3 pgs
Fees:18.00 Taxes:37.00
20170206-0012200

Prepared By and Returnable to:
Bone McAllester Norton PLLC (APP)
511 Union Street, Suite 1600
Nashville City Center
Nashville, Tennessee 37219

Address New Owner(s)	Send Tax Bill To:	Map & Parcel No.:
Shawn D. Massey 2844 Stokers Lane Nashville, TN 37207	New Owner	071-01-0-045.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ALBERT HOBSON,** a married man ("Grantor") does hereby transfer and convey unto **SHAWN D. MASSEY**, an unmarried woman ("Grantee"), Grantee's heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, as more particularly described on **Exhibit A** (the "Land").

This is improved property known as 0 Old Matthews Road, Nashville, Davidson County, Tennessee 37207. The address is believed to be accurate but such address is not part of the legal description. In the event of any discrepancy, the legal description herein shall control. The legal description has been supplied by a third party and the Grantor and the attorney preparing this Deed make no warranty or representation regarding the accuracy of the legal description.

TO HAVE AND TO HOLD said Land together with all the improvements and fixtures thereon and all easements, privileges and appurtenances thereunto belonging (collectively "Property") unto the said Grantee, and Grantee's successors and assigns forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seized and possessed of said Property in fee simple; that Grantor has a good right to sell and convey the Property; and that the Property is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements and encroachments, all matters that an accurate survey would disclose, and 2017 real estate taxes, which are to be prorated and Grantee agrees to assume.

GRANTOR FURTHER COVENANTS with the said Grantee and binds Grantor and Grantor's heirs and assigns, to warrant and forever defend the title thereto of said Property to the said Grantee, and Grantee's successors and assigns, against the lawful claims and demands of all persons.

WITNESS this the 31st day of January, 2017.

GRANTOR:

Albert Hobson

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, a Notary Public of the state and county mentioned, personally appeared Albert Hobson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee this 31st day of January, 2017.

STEVEN J. BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the Property is $10,000.00.

AFFIANT

Subscribed and sworn to before me, this 31st day of January, 2017.

STEVEN J. BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-08-2019

Notary Public

My Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the same property of record in Book 11572, page 23, said Register's office and being known as Map/Parcel 071-1-0-045.00 according to the Davidson County Tax Assessor's Office.

Being the same property conveyed to Albert Hobson, by Final Decree Confirming Sale, of record in Book 11572, page 23, Register's Office for Davidson County, Tennessee.