WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/03/17 12:26 3 pgs
Fees:18.00 Taxes:632.70
20170403-0032225

JILL SIMMONS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$171,000.00.**

Affiant

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

Notary Public
My Commission expires: 9/4/19
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Meekum E. Hobbs Heather N. Hobbs	Franklin American Mortgage Company	043-16-0-156.00
1020 Mallow Drive	6100 Tower Circle	
Madison, TN 37115	Franklin, TN 37067	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rodger Mitchell Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Meekum E. Hobbs and Heather N. Hobbs, husband and wife,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Arrowhead Estates Revised, Section 1, of record in Book 4955, Page 27, Register's Office for said County.

Said Lot 33 fronts 56.00 feet on the southwesterly side of Mallow Drive, and runs back between lines 208.00 feet on the northwesterly side, and 184.00 feet on the southeasterly side, to a line in the rear on which it measures 55.14 feet.

Being the same property conveyed to Rodger Mitchell Properties, LLC from Judy D. Lashbrook and husband, Ronald Lashbrook by Warranty Deed on July 27, 2012, of record in Instrument Number 20120731-0067214, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4955, Page 27, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1020 Mallow, Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 31, 2017.

Rodger Mitchell Properties, LLC

Rodger Mitchell - Pres

By: Rodger Mitchell, Organizer

STATE OF TENNESSEE

COUNTY OF Wilson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Rodger Mitchell, 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 Organizer(or other officer authorized to execute the instrument) of Rodger Mitchell Properties, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of Rodger Mitchell Properties, LLC as Organizer.

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 11-5-2018

NOTARY PUBLIC

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11-5-2018
STATE OF TENNESSEE

TRUE COPY CERTIFICATION

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

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

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

Notary's Signature

My Commission expires: September 4, 2019
Notary Seal (if on paper)

