WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170034682 DEEDWARR
Recvd: 04/25/17 10:34 2 pgs
Fees:13.00 Taxes:677.10
20170425-0040394

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $183,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21 day of April, 2017

Notary Public

MY COMMISSION EXPIRES: 3.20.18
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 541 N Mt. Juliet Rd, Ste. 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S):
Stephanie J. Nauert	New Owner	063 16 0C 011.00
(NAME)	(NAME)	
5021 Southfork Blvd.	"	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty-Three Thousand And No/100 Dollars ($183,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Norma Jill Hobson, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Stephanie J. Nauert**, 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: unmarried

Land in Davidson County, Tennessee, being Unit No. 11 on the Plan of Section One, Hermitage Springs Estates, formerly and also known as Hermitage Springs Townhomes as established by Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20001206-0120233 amended in Instrument No. 20020130-0013464, Instrument No. 20031006-0147712, Instrument No. 20040226-0022056, Instrument No, 20060703-0078830, Instrument No. 20060815-0100265 and Instrument No. 20141208-0111982, and By-Laws in Instrument No. 20010712-0074536, amended in Instrument No, 20030808-0113486, Register's Office for said County. Reference is made to the Plan of Hermitage Springs Townhomes, Section One, a Horizontal Property Regime, of record in Instrument No. 20010801-0081514, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gerald Francis Downes and Judith A. Downes by Warranty Deed from David S. Lane dated August 1, 2012 and recorded August 6, 2012 as Instrument No. 201208060069955, in said Register's Office for Davidson County, Tennessee.

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Rec'd Return

SMITH • SHOLAR • MILLIKEN, PLLC
846 CONFERENCE DRIVE
STE. 4
GOODLETTSVILLE, TN 37072

7933

Further, being the same property conveyed to Norma Jill Hobson, an unmarried woman by Warranty Deed from Gerald Downes and Judith A. Downes dated April 27, 2015 and recorded April 28, 2015 as Instrument No. 201504280038038, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 5021 Southfork Blvd., Old Hickory, TN 37138

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, has 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 our hands this 21 day of April, 2017

Norma Jill Hobson
Norma Jill Hobson

STATE OF TENNESSEE
COUNTY OF Wilson

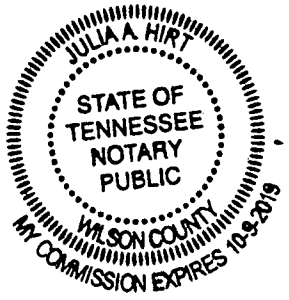
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Norma Jill Hobson, an unmarried woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of April, 2017.

Notary Public

My Commission Expires: October 9, 2019

(SEAL)



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