RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01088-37067

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
John Edward Hobday & Michele Hobday
2508 Arbor Pointe Cove
Hermitage, TN 37076

SEND TAX BILL TO:
SIRVA Mortgage, Inc.
6200 Oak Tree Blvd., Ste. 300
Independence, OH 44131

Davidson County DEEDWARR
Recvd: 05/02/17 13:04 3 pgs
Fees:18.00 Taxes:1283.90
20170502-0043085

MAP/PARCEL 137-04-0B-004.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Peter Charles Spratt, married, hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **John Hobday and Michele Hobday, husband and wife, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Arbor Crest Subdivision of record in Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Peter Charles Spratt, a married man by Special Warranty deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, of record in Instrument No. 20160330-0030204, Register's Office for Davidson County, Tennessee, dated March 30, 2016 and recorded on March 30, 2016

Adriana Lorena Mendez, the spouse of Peter Charles Spratt, joins in this conveyance to convey any and all right, title, or interest she may have in the above described property by virtue of being the spouse of Peter Charles Spratt.

Being also known as 2508 Arbor Pointe Cove, Hermitage, Tennessee 37076

This is improved property known as: **2508 Arbor Pointe Cove, Hermitage, Tennessee 37076**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEE that they are lawfully seized

and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE. His heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 01 day of ~~April~~ May (4th), 2017.

WITNESS MY HAND on this the 27 day of April, 2017

Peter Charles Spratt

Peter Charles Spratt

Adriana Lorena Mendez

Adriana Lorena Mendez

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Peter Charles Spratt and Adriana Lorena Mendez ,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 27 day of April, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $347,000.00.

Keri Saunders

AFFIANT

Subscribed and sworn to before me this the 27 day of April, 2017.

Jodie D Pelley

NOTARY PUBLIC

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 9/22/2020

File No: 170233

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

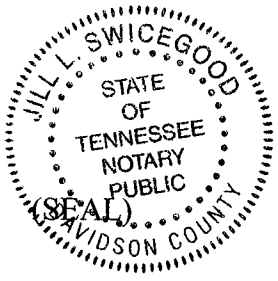
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Jill L. Swicegood
Notary Public

My Commission Expires: Sept 10, 2018