NEW OWNER:

Cruzen Street Partners, a Tennessee
General Partnership
2305 Cruzen Street
Nashville, TN 37211

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 16-0788 JM

Parcel ID #: Map 118, Group 04-0, Parcel 246.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170042424 DEEDWARR
Recvd: 05/18/17 12:43 3 pgs
Fees:18.00 Taxes:1665.00
20170518-0049472

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **BARBARA A. HOBSON, TRUSTEE OF THE HOBSON FAMILY TRUST** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **CRUZEN STREET PARTNERS, A TENNESSEE GENERAL PARTNERSHIP** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 211 & 212 on the plan of Grandview Heights, and of record in Plat Book 161, Page 14 & 15, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Barbara A. Hobson, Trustee, of the Hobson Family Trust, by Executor's Quitclaim Deed, from Barbara A. Hobson, Executrix of the Estate of Don R. Hobson, dated 10/12/2006, and of record in Instrument No. 20061017-0128848, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2305 Cruzen Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **May, 2017**.

THE HOBSON FAMILY TRUST

Barbara A Hobson Trustee

BARBARA A. HOBSON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **BARBARA A. HOBSON, Trustee of TE HOBSON FAMILY TRUST, with full power to bargain, sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of **May, 2017**.

Jacqueline G Brown

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **450,000.00** .

AFFIANT

Sworn to and subscribed to before me this 15th day of **May, 2017**.

NOTARY PUBLIC

My commission expires: 11/03/2020

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020