THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P17-23297	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 425,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF May 2017 Notary Public MY COMMISSION EXPIRES: March 3, 2020 (AFFIX SEAL)

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

BILL GARRETT, Davidson County
Trans:T20170045895 DEEDWARR
Recvd: 05/31/17 09:32 2 pgs
Fees:13.00 Taxes:1572.50
20170531-0053790

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Structurecraft, LLC.	New Owner	MAP
1005 Gilmore Avenue		PARCEL 11801019600
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Frederick Hobson and The Heirs and Beneficiaries of Wayne Hobson**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Structurecraft, LLC.**

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:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Montrose Place of record in Plat Book 57, Page 93, 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 Wayne Hobson and Frederick Hobson by Warranty deed from Russelll Von Hardin and wife, Dovie Elizabeth Hardin of record in Book 3935, page 314, Register's Office for Davidson County, Tennessee, dated May 4, 1965 and recorded on September 15, 1965.

Wayne Hobson having since died intestate. His Estate was probated in the Probate Court for Davidson County, Tennessee (17P-150). This property is being sold pursuant to a certain Order Approving Sale of Property dated April 25, 2017 providing that the property be sold by the Personal Representative, Frederick Hobson (Case #17P-150) Probate Court for Davidson County, Tennessee.

Being also known as 1005 Gilmore Avenue Nashville, Tennessee 37204.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1005 Gilmore Avenue, Nashville, TN 37204.**

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, have 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 my hand(s) this the 30th day of May, 2017.

Frederick Hobson

Frederick Hobson, Individually

Frederick Hobson

Frederick Hobson, Personal Representative

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frederick Hobson** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of May, 2017.

My Commission expires: March 3, 2020

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Frederick Hobson**, with whom I am personally acquainted and who, upon oath acknowledged himself to be the Executor/Personal Representative of The Estate of Wayne Hobson and as Executor/Personal Representative, being authorized so to do, executed the foregoing instrument for the purpose therein contained as Executor/Personal Representative of The Estate of Wayne Hobson by himself as Executor/Personal Representative.

Witness my hand and official seal this the 30th day of May, 2017.

My Commission expires: March 3, 2020

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE