BILL GARRETT, Davidson County
Trans:T20170055212 DEEDWARR
Recvd: 06/28/17 10:20 4 pgs
Fees:23.00 Taxes:1220.63
20170628-0064929

THIS INSTRUMENT WAS PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File No.: M176613

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $329,900.00

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 26th day of June, 2017.

Notary Public
My Commission Expires: 12-1-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Adam Thomas Uebelhoer 7229 Bidwell Road Joelton, TN 37080	SAME AS OWNER	014-00-0-046.06

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **David S Hobbs and Alicia E Hobbs, husband and wife,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Adam Thomas Uebelhoer, an unmarried man**, 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:

Parcel A:

Two Tracts of Land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D. E. Boner & E. Medlin, Surveyors, April 12, 1963, as follows:

Tract No. 1: Beginning at a point on the Westerly margin of Bidwell Road North 2 deg. 30' East 3250 feet from the Northwest corner of said road and Old Clarksville Pike; thence with the Westerly margin of said road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.35 feet thence South 2 deg. 29' West 150 feet; thence South 87 deg. 30' East 791.31 feet to the beginning, containing 2.72 acres, more or less.

Tract No. 2: Beginning at a point on the Westerly margin of Bidwell Road North 2 deg. 30' East 3100 feet from the Northwest corner of said road and Old Clarksville Pike; thence with the Westerly margin of said road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.31 feet; thence South 2 deg. 29' West 150 feet; thence South 87 deg. 30' East 791.26 feet to the beginning, containing 2.72 acres, more or less.

Parcel B:

Being Two Tracts of Land in the 14th Civil District of Davidson County, Tennessee described according to

a survey made by D. E. Boner & E. Medlin, Surveyors, April 12, 1963, as follows:

Tract No. 1: Beginning at a point on the Westerly margin of Bidwell Road North 2 deg. 30' East 2950 feet from the Northwest corner of said road and Old Clarksville Pike; thence with the Westerly margin of said road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.26 feet; thence South 2 deg. 29' West 150 feet; thence South 87 deg. 30' East 791.22 feet to the beginning, containing 2.72 acres, more or less.

Tract No. 2: Beginning at a point on the Westerly margin of Bidwell Road North 2 deg. 30' East 2800 feet from the Northwest corner of said road and Old Clarksville Pike; thence with the Westerly margin of said road, North 2 deg. 30' East 150 feet; thence North 87 deg. 30' West 791.22 feet; thence South 2 deg. 29' West 150 feet; thence South 87 deg. 30' East 791.17 feet to the beginning, containing 2.72 acres, more or less.

Included in the above described property but expressly excluded therefrom is 4.0 acres, more or less, conveyed to the State of Tennessee by Deed of record in Book 4536, Page 186, Register's Office for Davidson County, Tennessee.

Included in the above described property but expressly excluded therefrom is that certain tract of Land in Davidson County, Tennessee, being Lot No. 1 as shown on the Final Plat of Apple & Bradley Lot, 7229 Bidwell Rd., of record as Instrument No. 20030108-0003663, Register's Office for Davidson County, Tennessee.

Also included in the above description but expressly excluded from this conveyances is the following described property:

Land in the 14th Civil District of Davidson County, Tennessee.

Beginning at a point in the West margin of Bidwell Road, said point being Glen R. Jackson's Northeast corner; thence with Jackson's North Boundary North 83 degrees 07 minutes West 15 feet, more or less, to a point which is 40 feet West of the center of said road; thence North 6 degrees 53 minutes East 300 feet to Thomas E. Butler's South Boundary Line; thence with said boundary line South 83 degrees 07 minutes East 15 feet, more or less, to the said margin of Bidwell Road; thence with said margin South 6 degrees 35 minutes West 300 feet to the point of beginning and containing 4,500 square feet. This being the same property vested in the State of Tennessee by a Judgment of the Third Circuit Court for Davidson County, Tennessee in the Case of State of Tennessee, et. al. vs. William Joseph Nelms, et. al Docket B-6999, of record in Book 4579, Page 442, R.O.D.C.

Reference to acreage is for informational purposes only.

Being the same property conveyed by Warranty Deed from Friedrich W. Baggett, an unmarried man to David S. Hobbs and Alicia E. Hobbs, husband and wife, as recorded on the 22nd day of July, 2015 in Instrument No. 20150722-0071978; Warranty Deed from Estate of Nathan J. Crutchfield, Jr. to Friedrich Baggett, unmarried, as recorded on the 4th day of April, 2014 in Instrument No. 20140404-0027982 and Order to Sell Property in Instrument No. 20140404-0027981, in the Register's Office of Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 7229 Bidwell Road, Joelton, TN 37080.

This conveyance is made subject to (1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to the GRANTEE who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

This Instrument was executed on behalf of David S. Hobbs, by Alicia E. Hobbs, pursuant to the Power of Attorney executed by David S. Hobbs on June ____, 2017, of record in Instrument No. 20170628-0064928, Register's Office for Davidson County, Tennessee. The affidavit of said Attorney in Fact is attached as Exhibit "A" to this instrument and incorporated herein by reference.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN **WITNESS** WHEREOF, Grantors have executed this instrument on this 26th day of June, 2017.

David S Hobbs by _____, attorney-in-fact

Alicia E Hobbs

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Alicia E Hobbs**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 26th day of June, 2017.

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 3/3/2020

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named Alicia E. Hobbs pursuant to the Power of Attorney executed by David S. Hobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the execution of the within instrument on behalf of David S. Hobbs, as Attorney in Fact, as the free Act and Deed of the said Principal(s).

WITNESS my hand and seal at office this 26th day of June, 2017.

SONDRA REECE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 3/3/2020

EXHIBIT "A"
TO Warranty Deed
From: David S Hobbs and Alicia E Hobbs
To: Adam Thomas Uebelhoer

STATE OF TENNESSEE
COUNTY OF Rutherford

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as Attorney in Fact for the Principal(s) thereon shown.

2. That this execution is proper and within the scope of the Power of Attorney referenced in the instrument.

3. Pursuant to the provisions of Tennessee Code Annotated, Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said documents the Affiant had no knowledge or notice of the termination of the Power-of-Attorney, either by revocation or by the principal's death, disability, or capacity.

Further the Affiant Saith not.

Affiant

WITNESS my hand and seal at office this 26th day of June, 2017.

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission Expires: 12-1-2020