Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1501

BILL GARRETT, Davidson County
Trans:T20170072190 DEEDWARR
Recvd: 08/21/17 09:28 2 pgs
Fees:13.00 Taxes:899.10
20170821-0085464

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of August, 2017

Notary Public
Commission Expires: 9-10-18

Address of New Owner	Send Tax Bills To:	Map & Parcel
Cedrick Hobson and Hannah Rocap 1468 Aaronwood Drive Old Hickory, TN 37138	People's Home Equity, Inc. 170 N. Seven Oaks Drive Knoxville, TN 37922	063-16-0B-222.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Phillip Schreibfeder and Melissa Schreibfeder, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cedrick Hobson, an unmarried man, and Hannah Rocap, an unmarried woman, joint tenants

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. 304 on the Plan of Hampton Park (formerly Chitwood Downs, a Planned Unit Development) of record in Plat Book 6900, Pages 550 through 552, inclusive, Certificate of Correction in Book 7462, Page 445, Surveyors Certificate in Book 8110, Page 401 and Amendment to the Plat in Book 8181, Page 112, 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 Kimberly F. Sellars, unmarried by Warranty deed from Travis Otto of record in Instrument No. 20121228-0119783 Register's Office for Davidson County, Tennessee, dated September 10, 2012 and recorded on December 28, 2012.

Being the same property conveyed to Phillip Schreibfeder, unmarried and Melissa Pitt, unmarried by Warranty deed from Kimberly F. Sellars, unmarried of record in Instrument No. 20150817-0082285 Register's Office for Davidson County, Tennessee, dated August 13, 2013 and recorded on August 17, 2015. Melissa Pitt, now known as, Melissa Schreibfeder, having since married Phillip Schreibfeder hereby convey their interest as a married couple.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1468 Aaronwood Drive, 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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of August, 2017.

Phillip Schreibfeder, by Carmen Klapper, as his attorney in fact

Phillip Schreibfeder by Carmen Klapper, attorney in fact

Melissa Schreibfeder, by Carmen Klapper, as her attorney in fact

Melissa Schreibfeder by Carmen Klapper, attorney in fact

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Carmen Klapper

with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they is Power of Attorney for Phillip Schreibfeder and Melissa Schreibfeder, and that this instrument was executed on behalf of the said Phillip Schreibfeder and Melissa Schreibfeder for the purposes therein contained pursuant to a Specific Power of Attorney being recorded simultaneously herewith at Instrument No. 20170821-0085463, in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at _____, Tennessee this 16th day of August, 2017.

Notary Public
My Commission Expires: 4-10-21

SUSAN L HEINRICH
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
(Notary Seal)