WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$169,500.00.**

Lee Ann Maloney
Affiant

Subscribed and sworn to before me this 5th day of April, 2018.

Notary Public
My Commission expires: 11.8.21
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Willie Parham	Regions Bank d/b/a Regions Mortgage	05811003900
104 Lunn Circle	2050 Parkway Office Circle	
Nashville, TN 37218	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Sybil Hobson, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Willie Parham, a single man**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Royal Hills, Section 1, of record in Plat Book 4675, Page 73, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 36 fronts 33.41 feet on the southwesterly margin of Lunn Circle and extends back 157.30 feet on the northerly line and 233.57 feet on the southerly line extends back 157.30 feet on the northerly line and 233.57 feet on the southerly line which is broken line to a dead line in the rear measuring 132.8 feet thereon.

Being the same property conveyed to Sybil Hobson, unmarried from Juanita W. Cherry by Warranty Deed on March 2, 2004, of record in Instrument Number 20040317-0030032, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4675, Page 73, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 4813, Page 77; Book 4895, Page 102; Book 4843, Page 701 and Book 4950, Page 530, Register's Office for Davidson County, Tennessee.
- Easement and Agreement of record in Book 4964, Page 539, Register's Office for Davidson County, Tennessee.

This is improved property known as: **104 Lunn Circle, Nashville, TN 37218**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 77584 DEEDWARR
04/09/2018 04:18:30 PM 2 pgs
Fees: $13.00 Taxes: $627.15
20180409-0033488

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 our hands this April 5, 2018.

Sybil D. Hobson

Sybil Hobson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Sybil Hobson** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 5, 2018

Notary Public

My commission expires 11-8-21

JENNIFER R. PIERCE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Julie Coone
Notary's Signature

My commission expires: 5-3-2021

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.