Bill Garrett Davidson County
Batch# 93021 DEEDWARR
05/16/2018 10:49:30 AM 2 pgs
Fees: $13.00 Taxes: $684.50
20180516-0046677

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 10th DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 7-6-20

(AFFIX SEAL)

MELODY WEATHERS NOTARY PUBLIC STATE OF TENNESSEE COMM. EXP. 07-06-2020 DAVIDSON COUNTY

W-VRES-18-1515-107

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Deshaun Hobbs	SAME	
(NAME)	(NAME)	
1515 Bridgecrest Drive #107		**149-15-0B-028.00-CO**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY M. JENNINGS, JR., A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DESHAUN HOBBS, SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 107 on the Plan of Final Plat, Cambridge Forest Townhomes of record in Plat at Instrument No. 20020710-0083055 and re-recorded in Instrument No. 20040224-0020966, 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 Gary M. Jennings, Jr., unmarried by Warranty Deed from The Craig Company of record in Instrument No. 20030922-0139496 Register's Office for Davidson County, Tennessee, dated September 11, 2003 and recorded on September 22, 2003.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20020213-0018958, revised in Instrument No. 20020710-0083055 and re-recorded in Instrument No. 20040224-0020966, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 10332, Page 1, amended in Book 10774, Page 723, Instrument No. 20030806-0112013 and amended in Instrument No. 20160412-0034960, Instrument No. 20160412-0034961 and Instrument No. 20160502-0042419, Register's Office for Davidson County, Tennessee.
- Telephone Easement to American Telephone and Telegraph Co. of record in Book 1207, Page 529, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement and Agreement for Use and Maintenance of Private Road across Blackman Property of record in Book 1147, Page 148, in the Register's Office for Davidson County, Tennessee.
- Charter of HOA of record in Book 10343, Page 769, in the Register's Office for Davidson County, Tennessee.
- Sewer and/or Drainage Easement of record in Book 6881, Page 320 and Book 7453, Page 445, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement (20'wide) along Westerly Boundary Line of record in Book 8795, Page 158, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 7632, Page 962, Book 10805, Page 497 and Instrument No. 20010202-0010454, in the Register's Office for Davidson County, Tennessee.
- All Matters Shown on the plan of record in Book 6900, Page 561 and 562, in the Register's Office for Davidson County, Tennessee. and Plan Book 3, Page 26, Chancery Court for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20121114-0104688, in the Register's Office for Davidson County, Tennessee.
- Cambridge Forest Townhomes Homeowners Association, Inc., Holiday Decorations Rules of record in Instrument Number 20160412-0034962, in the Register's Office for Davidson County, Tennessee.
- Cambridge Forest Townhomes Homeowners Association, Inc. Rule Regarding Vehicles of record in Instrument Number 20160412-0034963, in the Register's Office for Davidson County, Tennessee.

- Cambridge Forest Townhomes Homeowners Association, Inc., Dumpster Rules of record in Instrument Number 20160412-0034964, in the Register's Office for Davidson County, Tennessee.
- Cambridge Forest Townhomes Homeowners Association, Inc., Parking Rules of record in Instrument Number 20160502-0042420, in the Register's Office for Davidson County, Tennessee.
- Cambridge Forest Townhomes Homeowners Association, Inc., Leasing Rules of record in Instrument Number 20160502-0042421 and Instrument No. 20160502-0042422, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance of record in Book 10800, Page 894 and Book 10800, Page 932, in the Register's Office for Davidson County, Tennessee.
- Option to Purchase Real Estate of record in Book 10953, Page 640, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1515 Bridgecrest Drive #107, Antioch, Tennessee 37013**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF MAY, 2018.

Gary M. Jennings, Jr.

Candice Renee Jennings, spouse of Gary M. Jennings, Jr., hereby joins in this conveyance and does transfer and convey any and all marital interest Candice Renee Jennings may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY M. JENNINGS, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CANDICE RENEE JENNINGS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of May, 2018.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19