Bill Garrett Davidson County
Batch# 114222 DEEDWARR
07/10/2018 08:54:51 AM 2 pgs
Fees: $13.00 Taxes: $444.00

20180710-0066327

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

Affiant

Subscribed and sworn to before me, this 29TH DAY OF JUNE, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

APRIL GRISHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES JANUARY 29, 2020

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Taylor Davis Hobbs, an unmarried man | New Owner (NAME) | |
| 2804 Western Hills Drive (ADDRESS) | (ADDRESS) | 062 15 0 009.00 |
| Nashville, TN, 37214 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Jean R. Delzell, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Taylor Davis Hobbs, an unmarried man, hereinafter called the Grantees, their heirs 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, TO-WIT:
BEING LOT NO. 128 ON THE PLAN OF SUTHERLAND HEIGHTS, SECTION III, AS OF RECORD IN BOOK 2663, PAGE 117, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO GLENN H. DELZELL AND WIFE, JEAN R. DELZELL, BY WARRANTY DEED FROM FROM V. H. RICE AND WIFE, MARY R. RICE, OF RECORD IN BOOK 3808, PAGE 418; AND AS CORRECTED BY DEED OF CORRECTION OF RECORD IN BOOK 3827, PAGE 314, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID GLEN H. DELZELL HAVING SINCE DIED ON MARCH 17, 2014, LEAVING PROPERTY VESTED TO JEAN R. DELZELL, AS TENANT BY THE ENTIRETY. JEAN R. DELZELL A/K/A JEAN ROARK DELZELL AND ONE AND THE SAME PERSON. AS PER THE AFFIDAVIT OF CONTINOUS MARRIAGE BY INSTRUMENT NO. 20180710-0066325, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, THE SAID GLENN H. DELZELL WAS MARRIED TO JEAN R. DELZELL AT THE TIME OF HIS DEATH AND JEAN R. DEZELL DID NOT REMARRY AND IS AN UNMARRIED WOMAN.

AS PER ESTOPPEL AFFIDAVIT GIVING JENNIFER ANN DELZELL FULL AUTHORITY TO ACT AS POWER OF ATTORNEY IN THIS TRANSACTION, OF RECORD BY INSTRUMENT NO. 20180710-0066324, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JENNIFER ANN DELZELL EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JEAN R. DELZELL A/K/A JEAN ROARK DELZELL, PURSUANT TO SPECIFIC POWER OF ATTORNEY OF RECORD BY INSTRUMENT NO. 20180710-0066326, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2804 Western Hills Drive, Nashville, TN 37214
(House Number) (Street) (P.O.Address) (City or Town) (Postal Zip)

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. We covenant

**WARRANTY DEED**
(Continued)

Jean R. Delzell by Jennifer Ann Delzell, as Attorney in Fact

State of TN

County of Washington

On this 29th day of June, 2018, before me, a Notary Public, in and for said County and State, personally appeared Jennifer Ann Delzell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jean R. Delzell, acknowledged that such persons executed the same as the free act and deed of the said Jean R Delzell.

Witness my hand and official seal, this the 29th day of June, 2018.

Notary Public

My commission expires: 12/22/19

(Seal)

LINDSEY B STORY
STATE OF TENNESSEE NOTARY PUBLIC
WASHINGTON COUNTY
MY COMMISSION EXPIRES DECEMBER 22, 2019

**RETURN TO:**
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072