- Return to:

DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064-3982

WARRANTY DEED

Bill Garrett Davidson County
Batch# 124134 **DEEDWARR**
08/02/2018 02:09:45 PM 2 pgs
Fees: $13.00 Taxes: $869.50

20180802-0075952

STATE OF ARIZONA
COUNTY OF Maricopa

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JULY, 2018.

Notary Public

MY COMMISSION EXPIRES: June 07, 2022
(AFFIX SEAL)

AMBER SAI
Notary Public
My Commission Expires
June 7, 2022
Maricopa County

THIS INSTRUMENT WAS PREPARED BY
Southland Title & Escrow Co., Inc., 7101 Executive Center Drive, Suite 151, Brentwood, TN 3702

File No.: 18-06-001

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
James R Hobson and Linda F Hobson	New Owner	031.00 058-11-0
(NAME)	(NAME)	
3859 Lunn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten And No/100 Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **HOME YIELD, LLC** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **JAMES R HOBSON AND LINDA F HOBSON, husband and wife,** 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. 28 on the Plan of Royal Hills, Section I of record in Plat Book 4675, Page 73, 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 Home Yield, LLC by Warranty deed from Joycie M. J. Moore, unmarried of record in Instrument No. 20171222-0130543 Register's Office for Davidson County, Tennessee, dated December 15, 2017 and recorded on December 22, 2017.

unimproved ☐
This is improved ☒ property, known as 3859 Lunn Drive, Nashville, TN 37218
(House No.) (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. 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 30th day of June, 2018.

Home Yield, LLC, a DE limited liability company

BY:_____
John R. McKee, Jr., Manager

STATE OF ARIZONA

COUNTY OF MARICOPA

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **John R. McKee, Jr**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager of Home Yield, LLC the within named bargainor, a limited liability company, and that he as such manager, executed the foregoing instrument for the purpose therein contained., and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal, this the 30th of July, 2018.

_____
Notary Public

My Commission Expires: June 07, 2022

(SEAL)

AMBER SAI
Notary Public
My Commission Expires
June 7, 2022
Maricopa County