WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ 179,000.00

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS THE 8 DAY OF August2018

Notary Public

MY COMMISSION EXPIRES: 2/25/20
(Affix Seal)

Bill Garrett Davidson County
Batch# 133700 DEEDWARR
08/27/2018 11:15:29 AM 2 pgs
Fees: $13.00 Taxes: $662.30

20180827-0084605

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mario Ruiz De La Cruz	Same as new owner	52-6-22.00
725 Howse Avenue		
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, ***Nancy Hobbs an unmarried woman and Jeffrey W. Hobbs, married man***
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO ***Mario Ruiz De La Cruz, unmarried man***
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. 7, on the Plan of Pickett Heights, Section I, as shown on plat of record in Plat Book 2331, Page 37, in the Register's Office, Davidson County, TN, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Nancy Hobbs an unmarried woman and Jeffrey W. Hobbs, a married man by Warranty Deed from Willie S. Cripps, Jr., and wife, Genea M. Cripps, dated 09/23/2008 and filed for record on 10/06/2008 of record in Instrumnet Number 20081006-0101196, said Register's Office for said County.

This property is not a marital residence and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 260-2-307 or other similar stature.

This instrument is executed by Jeffrey W Hobbs by his lawful attorney-in-fact, Dianne J Hobbs pursuant to the power and authority vested in her by instrument recorded in Instrument #_____, Register's Office, Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (xx) Property, known as **725 Howse Avenue, Madison, TN 37115**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, 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 on this 23rd day of August,

Nancy Hobbs
Nancy Hobbs

Jeffrey W Hobbs
Jeffrey W. Hobbs
By: Dianne J Hobbs, Attorney-in-Fact ~~Attorney-in-Fact~~ Atty in fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Nancy Hobbs an unmarried woman** the bargainor(s) 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 23rd day of August, 2018.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this the 23rd day of August, 2018, before me personally appeared Dianne J Hobbs to me known to be the person who executed the foregoing instrument in behalf of Jeffrey W Hobbs as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Jeffrey W Hobbs.

Witness my hand and official seal at Hendersonville, Tennessee, on this the 23rd day of August, ~~2028~~ 2018.

My commission expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY