WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 137876 DEEDWARR
09/07/2018 10:29:54 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20180907-0088727

A-VRES-18-1917

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/3/19
(AFFIX SEAL)

KIMBRA SPANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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)
Benjamin Hoback	**Quicken Loans**	
(NAME)	(NAME)	
1917 28th Ave N	**PO Box 6577**	**081-06-0A-020.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Carol Stream, IL 60197**	
(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, **LAUREL EDMONDS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN HOBACK, MARRIED,** 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. 20 on the Plan of Resubdivision of the remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the East part of Lot 10 of the Harding Bosley Tract of record in Plat at Instrument No. 20030516-0067328, as corrected in Instrument No. 20031014-0151915, 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 Laurel Edmonds, unmarried by Warranty deed from Argie L. Allen, unmarried, and Monica D. Edwards, Conservator of the property only for Charles L. Allen, unmarried of record in Instrument No. 20151124-0118962 Register's Office for Davidson County, Tennessee, dated November 20, 2015 and recorded on November 24, 2015.

This conveyance is subject to:
- Taxes for 2018 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 4, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record as Instrument Number 20030516-0067328, as corrected in Instrument No. 20031014-0151915, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20090430-0039420, as amended and restated in Instrument Number 20131004-0104723, Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Areas of record in Instrument Number 20090521-0046933; 200905210046932 and 20090521-0046931, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20100216-0011850, in the Register's Office for Davidson County, Tennessee.
- Right of way easement agreement of record in Book 5014, Page 27, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easement of record in Book 1430, Page 514, in the Register's Office for Davidson County, Tennessee.
- Deed of Easement of record in Book 2638, Page 413, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 4982, Page 94 and book 4982, page 98, in the Register's Office for Davidson County, Tennessee.
- Easement contained in Deed of record in Book 7675, Page 468 and Book 8320, page 175, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement Water Mains and Appurtenances of record in Book 9027, Page 185 and Book 9027, page 188, 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: **1917 28th Ave N, Nashville, Tennessee 37208**.

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 31 DAY OF AUGUST, 2018.

Laurel Edmonds by Paul Hinman as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL HINMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LAUREL EDMONDS, and who acknowledged he/she/they executed the same as the free act and deed of the said LAUREL EDMONDS.

Witness my hand and official seal, this the 31st of August, 2018.

Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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