Karen Y Johnson Davidson County
Batch# 140752 DEEDWARRSP
09/14/2018 09:22:33 AM 3 pgs
Fees: $ 8.00 Taxes: $1,024.90
20180914-0091285

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
306 Northcreek Boulevard, Suite 202
Goodlettsville, Tennessee 37072
(615) 246-2544

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
James Neill Jobe, Jr. and wife, Memarie G. Jobe 3223 Lakeshore Drive Old Hickory, TN 37138	New Owner(s)	P/O 053-12-0-200.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM M. LITTLE and wife, JANICE F. LITTLE (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto JAMES NEILL JOBE, JR. and wife, MEMARIE G. JOBE, each a resident of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

LAND in Davidson County, Tennessee, being No. No. 1, as shown on the map entitled Re-subdivision of P/O Lot 23, Section 2, Life & Casualty Insurance Companies Subdivision, of record in Instrument No. 20180730-0073829, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TOGETHER with a Declaration of Joint Driveway Easement of record in Instrument No. 20180813-0079432, said Register's Office.

BEING a portion of the same property conveyed to WILLIAM M. LITTLE and wife, JANICE F. LITTLE, by deed from JOHN D. MOORE and wife, LINDA P. MOORE, of record in Instrument No. 20150826-0086461, dated August 21, 2015, said Register's Office.

The Subject Property is improved property known as 3321 Old Hickory Boulevard, Old Hickory, Tennessee 37138. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, their heirs,

successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered. Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to said Subject Property to Grantee, their heirs, successors and/or assigns, against the lawful claims of all persons claiming an interest in said Subject Property by, through, or under Grantor only, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, we have hereunto set our signatures, this 7 day of September, 2018.

GRANTOR:

WILLIAM M. LITTLE

Janice F. Little
JANICE F. LITTLE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me Josh Hawkins, a Notary Public of said County and State, personally appeared WILLIAM M. LITTLE and JANICE F. LITTLE, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 7 day of September, 2018.

JOSH HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 11/22/21

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Two Hundred Seventy-Seven Thousand and 00/100 Dollars ($277,000.00).

JAMES NEILL JOBE, JR.

Sworn to and subscribed before me, this 7 day of September, 2018.

JOSH HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 11/22/21

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Subject Property that would be disclosed by an accurate and complete land survey of the Subject Property.

4. Matters shown on the Plan of record in Instrument No. 20180730-0073829, said Register's Office.

5. Right-of-Way Easement of record in Book 5430, page 460, said Register's Office.

6. Easement(s) of record in Book 2699, page 527, said Register's Office.

7. Joint Driveway Agreement of record in Instrument No. 20180813-0079432, said Register's Office.