Karen Y Johnson Davidson County
Batch# 145311 DEEDWARR
09/26/2018 09:38:39 AM 4 pgs
Fees: $23.00 Taxes: $778.85

20180926-0095320

31230-8 Box 14

This Instrument Prepared By and Returned To:

Concord Title
10690 Murdock Drive
Knoxville, TN 37932
File No. 20181089

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$210,500.00**; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 25th day of September, 2018.

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-8-22

WARRANTY DEED

THIS INDENTURE, made this 25th day of September, 2018, among:

DAPHNE DAVIS, LORETTA KELLEY, SUE BLUME, LAVADA MCMEEN AND LINDA FORD, Devisees under the Last Will and Testament of Myrtle Gertrude Hall, joined by Linda Ford, as Executrix of the Estate of Myrtle Gertrude Hall,

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

AND

Jeffrey A. Tobias, a single man

of Davidson County, Tennessee, including all heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

BEING part of Block "I" on the Holman Heights, as of record in Plat Book 332, Page 7, Register's Office for said County, being parts of Lot Nos. 4 and 5 on G. W. Dunn's Subdivision of said Block "I" described according to a survey by Steve Draper, Surveyor, November 7, 1962, as follows:

BEGINNING at a point in the center of Elaine Street, said point being South 6 degrees West 350.8 feet from the intersection of the center lines of said Elaine Street and Robertson Road; thence, South 70 degrees 30' East 127.6 feet; thence, South 13 degrees West 54.5 feet; thence, Nouth 83 degrees 30' West 114.7 feet to the center of Elaine Street; thence, with the center of the same, North 6 degrees East 80 feet to the BEGINNING.

BEING the same property conveyed to Malcolm A. Hall and wife, Myrtle Gertrude Hall by Warranty deed from A.C. Oakley and Paul Robert Richardson, Sr. of record in Book 3529, page 231, Register's Office for Davidson County, Tennessee, dated March 07, 1963 and recorded on March 14, 1963. The said Malcolm A. Hall predeceased Myrtle Gertrude Hall. Malcolm A. Hall died on December 17, 1997. The said Myrtle Gertrude Hall died on June 18, 2018, and her will was entered into probate in case no. 18P1226 in the Seventh Circuit

Court for Davidson County, Tennessee, Probate Division. Linda Ford was appointed Executrix, with the power to sell, by the Last Will and Testament of Myrtle Gertrude Hall. The devisees under the Will are: Daphne Davis, Loretta Kelley, Sue Blume, Lavada McMeen and Linda Ford. Affidavit of Heirship of record in Instrument No.: 20180926-0095310, Register's Office for Davidson County, Tennessee.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written by and through its designated attorney-in-fact and pursuant to a properly executed Power-of-Attorney instrument conveying all necessary authority to execute this instrument on behalf of the Grantor; the instrument authorizing the attorney-in-fact is filed for record in Insttrument No.: 20180926-0095316, Instrument No.: 20180926-0095317, Instrument No.: 20180926-0095318 and Instrument No.: 20180926-0095319, in the aforementioned Registers Office.

Daphne Davis by Linda Ford, attorney-in-fact
Daphne Davis, Devisee
By: Linda Ford, Attorney-in-fact

Lavada McMeen by Linda Ford attorney-in-fact
Lavada McMeen, Devisee
By: Linda Ford, Attorney-in-fact

Sue Blume by Linda Ford attorney-in-fact
Sue Blume, Devisee
By: Linda Ford, Attorney-in-fact

Loretta Kelley by Linda Ford attorney-in-fact
Loretta Kelley, Devisee
By: Linda Ford, Attorney-in-fact

Linda Ford
Linda Ford, Devisee

Linda Ford, Executrix of the Estate of Myrtle Gertrude Hall
Linda Ford, Executrix of the Estate
of Myrtle Gertrude Hall

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Linda Ford**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Daphne Davis,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2018.

Notary Public
My Commission Expires: 3-20-22

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Linda Ford**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **LaVada McMeen,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2018.

Notary Public
My Commission Expires: 3-20-22

NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Linda Ford**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Sue Blume,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2018.

Notary Public
My Commission Expires: 3-20-22

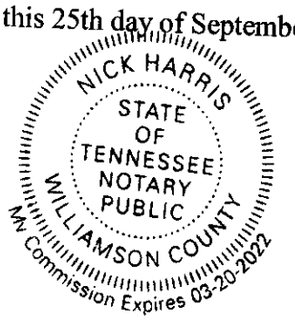
NICK HARRIS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03-20-2022

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Linda Ford**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the attorney-in-fact of **Loretta Kelley,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 25th day of September, 2018.

Notary Public
My Commission Expires: 3-20-22

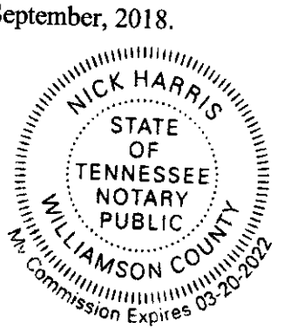


State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Linda Ford, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 25th day of September, 2018.

Notary Public
My Commission Expires: 3-20-22

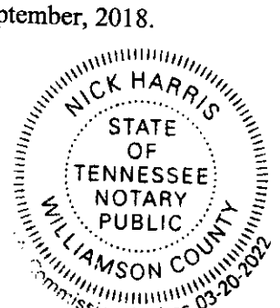


State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Linda Ford, Executrix of the Estate of Myrtle Gertrude Hall, the within named Executrix, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument as Executrix of the Estate of Myrtle Gertrude Hall, for the purpose therein contained.

Witness my hand and official seal this 25th day of September, 2018.

Notary Public
My Commission Expires: 3-20-22



Owner Name & Property Address:

Name: Jeffrey A. Tobias
Address: 526 Elaine Ave
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Guild Mortgage Company
Address: 5898 Copley Drive
City, State, Zip: San Diego, CA 92111

Tax ID: 091-10-0-214.00