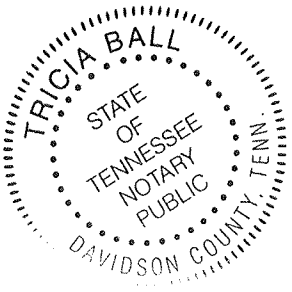
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,158,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF OCOTBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 9/7/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry, Homeland Title, LLC, 1896 General George Patton Drive, Ste. 200, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan Corby and Claire Corby	Same as new owner	116-12-0-096.00
(NAME)	(NAME)	
3800 Abbott Martin Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	,	
(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, AUDREY HINSON, AN UNMARRIED WOMAN, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO JONATHAN CORBY AND CLAIRE CORBY, HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 34th Councilman District of Nashville, Davidson County, Tennessee, being a part of lot 18 on the plan of Woodmont Lane Homesites recorded in Plat Book 1130, page 13, Registers Office for said County and more particularly described according to an unrecorded Category 1 Survey prepared by John Kohl & Company, licensed Tennessee surveyors dated August 2, 2006, as follows:

Beginning in the North right of way of Abbott Martin Road at an iron pin located 45.27 feet West of a concrete monument at the Southwesterly turn-out of said Abbott Martin Road and Estes Road; thence along said Abbott Martin Road N 87 deg. 34 mi 11 sec. W, 129.48 feet to an iron pin at the corner of Lots 18 and 19; thence leaving said right of way N 7 deg. 45 mm. 40 sec. W, 176.68 feet to a concrete monument at the common corner of Lots 18, 19, 24 and 25 shown on said plan; thence along the line of Lots 18 and 25, N 59 deg. 24 mm. 07 sec. E, 39.12 feet to an iron pin; thence S 67 deg. 23 mm. 38 sec. E, 16.52 feet to an iron pin in the line of Lots 17 and 18; thence along the line of said Lots 17 and 18,S 28 deg. 15 mm. 01 sec. E, 220.36 feet to the point of beginning and containing 0.39 acre, more or less.

TOGETHER WITH AN MUTUAL DRIVEWAY EASEMENT OF RECORD IN INSTRUMENT NO. 20060807-0096520, DATED AUGUST 3, 2006, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Karen Y Johnson Davidson County
Batch# 149234 DEEDWARR
10/04/2018 02:19:30 PM 3 pgs
Fees: $18.00 Taxes: $4,284.60
20181004-0098752

Being the same property conveyed to Jeffrey N. Hinson and wife, Audrey Hinson by Warranty deed from Brock E. Smith, unmarried of record in Instrument No. 20081021-0105435 Register's Office for Davidson County, Tennessee, dated October 15, 2008 and recorded on October 21, 2008. Jeffrey N. Hinson having since died on February 23, 2016 leaving the property vested to Audrey Hinson as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 3800 Abbott Martin Road, Nashville, TN 37215
(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 my/our hand(s) this the 4th day of October, 2018

Audrey Hinson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th day of October, 2018, before me personally appeared Audrey Hinson, an unmarried woman, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the4th day of October, 2018.

Notary Public

My Commission Expires: 10.12.19

(SEAL)

LAURA PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21
Notary' Seal (if on paper)

