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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 186784 DEEDWARR
01/22/2019 02:26:30 PM 3 pgs
Fees: $18.00 Taxes: $721.50
20190122-0006175

WARRANTY DEED

Address New Owner(s):
Jessica Colburn
2836 Steamboat Drive
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 062020A13800CO

FOR AND IN 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, I/we, **John C. Hobbs, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **Jessica Colburn, a single person**, hereinafter called the Grantee(s), its successors 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. 138 on the Plan of River Trace Estates, Phase 1, Section II, of record in Plat Book 6900, page 158 and 159 in the 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 John C. Hobbs, by Administrator's Deed from Peggy D. Mathes, Administrator of the Estate of Ronald E. Cleveland, Jr., dated July 23, 2018, and filed in Instrument No. 20180730-0074276, said Register's Office.

This conveyance is subject to: (1) 2019 taxes prorated and assumed; (2) Declaration of covenants, conditions and restrictions in Book 6851, page 370 as amended in Book 6982, page 747; (3) By-Laws filed in Book 6851, page 390 and (4) all other existing easements, building setback lines and restrictions of record and all zoning regulations.

This is improved property known as: 2836 Steamboat Drive, Nashville, TN 37214

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 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 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) as on the date shown on the Notary forms.

John C. Hobbs

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John C. Hobbs,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of January, 2019.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me this 18th day of January, 2019.

My Commission Expires:
3/8/22

Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

