Karen Johnson Davidson County
Batch# 226803 DEEDWARR
05/07/2019 01:03:28 PM 2 pgs
Fees: $13.00 Taxes: $660.82
20190507-0042746

21635
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
Mr. & Mrs. John B. Cobb
100 Park Circle
Hendersonville, TN 37075

Send Tax Bills to:
Mr. & Mrs. John B. Cobb
100 Park Circle
Hendersonville, TN 37075

Map/Parcel: 07416003400

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, **Terrence Lee Cobb, Executor for the Estate of Peggy Joan Hobbs Cobb (aka Peggy Jo H. Cobb)**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey all my interest unto **John B. Cobb and Kayla F. Cobb, husband and wife ,** 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. 441 on the Plan of Hermitage Hills, Section V, as of record in Book 3300, pages 1 and 2, Register's Office for said County.

Said lot fronts 78.12 feet on the northerly side of Bonnabrook Drive and runs back 151.7 feet on the easterly line and 153.35 feet on the westerly line to a dead line in the rear on which it measures 78.2 feet.

BEING the same property conveyed to Harold L. Cobb and wife, Peggy Jo H. Cobb by deed from Gregory Homes, Inc., dated 3/23/1962, and filed of record in Book 3369, page 115, Register's Office for Davidson County, Tennessee. The said Harold L. Cobb having predeceased the said Peggy Jo. H. Cobb. Pursuant to the Last Will & Testament of Peggy Joan Hobbs Cobb, Docket No. 18P-1593, authority is granted to Terrence Lee Cobb as Executor to convey and transfer the above described property.

THIS conveyance is subject to: (1) 2019 taxes prorated and assumed; (2) Plat of record in Book 3300, page 1 & 2; and all other easements, restrictions and zoning regulations that would apply to above described property.

This is improved property known as: 226 Bonnabrook Drrive, Hermitage, TN 37076

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.

Executor

Terrence Lee Cobb, Executor

STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Witness my hand and official seal at office, this 6th day of May, 2019.

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

My Commission Expires: Notary Public

STATE OF TENNESSEE DAVIDSON COUNTY ss:

The actual consideration or value, whichever is greater, for this transfer is $178,600.00

Affiant

Subscribed and sworn to before me this 6th day of May, 2019.

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

My Commission Expires: Notary Public