Karen Johnson
Batch# 245331
06/19/2019 10:44:33 AM
Fees: $13.00 Taxes: $740.00

Davidson County
DEEDWARR
2 pgs

20190619-0058991

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hosea B Cabknor	Same/ new Owner	
2108 Quail Ridge Dr. (NAME)	(NAME)	03209014800
Nashville TN 37207 (ADDRESS)	(ADDRESS)	
(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, WE, **Carl Lynn Hobson, a single person** , HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hosea B Cabknor, a married man** , HEREINAFTER CALLED THE GRANTEE, HIS HEIRS 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. 77 on the Plan of Quail Ridge, Section Three of record in Book 7900, Page 160, 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 Carl Lynn Hobson sole beneficiary of the Estate of Tracy L. Hobson by Quitclaim Deed from Carl Lynn Hobson, Executor of the Estate of Tracy L. Hobson of record in Instrument No. 20141015-0095156, Register's Office for Davidson County, Tennessee, dated October 15, 2014 and recorded on October 15, 2014. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Tracy L. Hobson by Warranty Deed from Gregory A. Davenport and wife, Julie Davenport of record in Instrument No. 20030917-0136492, Register's Office for Davidson County, Tennessee, dated September 10, 2003 and recorded on September 17, 2003. (Value of consideration shown in aforementioned deed $131,235.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Book 7900, Page 160, and Book 8163, Page 781, and all other matters of record, including all items set out on any applicable plat of record.

This is unimproved _ improved x property, known as 2108 Quail Ridge Dr. Nashville, TN 37207
(House Number) (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 hand this 14th day of June, 2019.

Carl Lynn Hobson

Carl Lynn Hobson

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Carl Lynn Hobson**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 14th day of June, 2019.

Jacqueline G. Brown
Notary Public
My Commission Expires: 3-8-22

