NEW OWNER:
SHIRLEY P. HOBSON
735 TULIP GROVE ROAD, UNIT 110
HERMITAGE, TN 37076

SEND TAX BILLS TO:
WELLS FARGO BANK
2701 WELLS FARGO WAY
MINNEAPOLIS, MN 55467

Map & Parcel
075120F006.00CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0958

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 269946 DEEDWARR
08/12/2019 01:00:30 PM 4 pgs
Fees: $23.00 Taxes: $813.63
20190812-0080214

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Nineteen Thousand Nine Hundred and 00/100 Dollars ($219,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MATTHEW CLEPPE, unmarried** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **SHIRLEY P. HOBSON, a single person,** ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being Lot 6, also known as Unit No. 110, Tulip Cove Townhomes, as shown on the plat of the same of record in Exhibit B of Instrument No. 20050525-0059119, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said unit.

Being the same property conveyed to MATTHEW CLEPPE, an unmarried man by Warranty Deed from Craig McKown and Lindsey McKown, husband and wife, dated September 3, 2015, and of record in Instrument No. 20150910-0091928, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **735 TULIP GROVE ROAD, UNIT 110, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20050525-0059119, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 1st day of August, 2019.

Matthew Cleppe
MATTHEW CLEPPE

By: Missy Kelley attorney in fact
Missy Kelley, pursuant to Power of Attorney of Record in Instrument No. 201908120080213, RODC, Tennessee.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **MISSY KELLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she executed the within instrument on behalf of, and as attorney-in-fact for, **MATTHEW CLEPPE** the within-named bargainors, as the free act and deed of the said **MATTHEW CLEPPE.**

WITNESS my hand and official seal at office this 1st day of August, 2019.

Janel L Johnson
NOTARY PUBLIC

My commission expires: 3/7/23

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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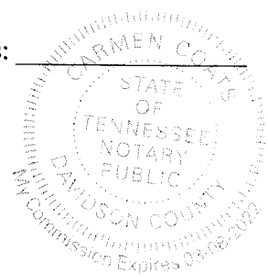
The actual consideration or value, whichever is greater, for this transfer is **$219,900.00.**

AFFIANT

Sworn to and subscribed to before me this 1st day of August, 2019.

NOTARY PUBLIC

My commission expires: _____



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5.2.2022

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022