THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P19-26582

Karen Johnson Davidson County
Batch# 299519 DEEDWARR
10/11/2019 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20191011-0104258

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 660,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF OCTOBER, 2019

Notary Public

MY COMMISSION EXPIRES: 7/5/21

(AFFIX SEAL)

SHAUNA DANIELS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Painter & Ashley Painter	SWBC Mortgage Corp	MAP 158-07-0-
1904 Cromwell Drive	9311 San Pedro, #100	PARCEL 005.00
Nashville, TN 37215	San Antonio, TX 78216	
(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, **Andrew Bartlett Hobbs and Clare Simone Hobbs, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason Painter and Ashley Painter, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 109 on the Plan of Hillsboro Park, Section III of record in Plat Book 2663, Page 94, 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 Andrew Bartlett Hobbs and Clare Simone Hobbs, husband and wife by Warranty deed from R. Craig Fleming, Trustee, 2015 Fleming Family Irrevocable Trust Agreement for the Benefit for R. Craig Fleming and Cynthia L. Bonds of record in Instrument No. 20150901-0088852 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 01, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2019; (2) all matters shown on the Plan of record in Plat Book 2663, Page 94; (3) Restrictions of record in Book 2435, Page 237, Book 2603, Page 440, Book 2855, Page 107, and Book 2855, Page 475; (4) Grant of Transmission Line Easement of record in Book 2276, Page 402; (5) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7868, Page 908; (6) All visible easements; (7) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1904 Cromwell Drive, Nashville, TN 37215.**

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 our hands this the 7th day of October, 2019.

Andrew Bartlett Hobbs

Clare Simone Hobbs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this the 7th day of October, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clare Simone Hobbs** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 7th day of October, 2019.

My Commission expires: 1-6-20

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

Notary Public

True Copy Certification

I, Tracey Cerrato, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Tracey Cerrato, 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: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY