Karen Johnson Davidson County
Batch# 419690 DEEDWARR
06/19/2020 08:10:30 AM 3 pgs
Fees: $18.00 Taxes: $4,255.00
20200619-0064932

WARRANTY DEED

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03/08/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Julie Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 15th DAY OF June, 2020.

Carmen Coats
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Tieman and Tara Tieman	New Owner	
(NAME)	(NAME)	
3307 Hobbs Road		131-01-0L-002-00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215-2429		
(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, **WILLIAM E. SERAFIN AND MINDY WHITE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID TIEMAN AND TARA TIEMAN, 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 Unit B on the Plan of The Hobbs Road Homes, a Horizontal Property Regime, established in Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20151204-0122617, amending and restating the Master Deed of record in Instrument Number 20040309-002721, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and depicted on Exhibit "B Site Plan" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to William E. Serafin and Mindy White by Warranty deed from John C. Hayes, III, divorced of record in Instrument No. 20050405-0036743 Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 3307 Hobbs Road, Nashville, TN 37215-2429
(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 11th day of June 2020, 2020

X William E. Serafin
By Mindy White, Attorney in Fact

WILLIAM E. SERAFIN

BY: MINDY WHITE, ~~ATTORNEY~~ IN FACT

X

MINDY WHITE

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 Mindy White, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of June, 2020.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2020

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of June, 2020, before me personally appeared Mindy White, to me known to be the person who executed the foregoing instrument on behalf of William E. Serafin and acknowledged that he executed the same as the free act and deed of William E. Serafin.

Witness my hand and official seal this 11th day of June, 2020.

Commission expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 10-02-2020

Notary Public

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: 5-2-22

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