Karen Johnson Davidson County
Batch# 451990 DEEDWARR
08/06/2020 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20200806-0087500

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Paige R. Wheeler
112 Ivy Hill Lane
Goodlettsville, TN 37072

This Instrument Prepared By/Return To:
JOHN G. MITCHELL, III
Attorney at Law
1535 W. Northfield Blvd., Unit 16
Murfreesboro, TN 37129

From Information Furnished By
The Parties

Map and Parcel 33-3-B-52.00CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **JASON T. HOBDY AND ELIZABETH L. HOBDY, HUSBAND AND WIFE**, has this day bargained and sold and does hereby transfer and convey unto, **PAIGE R. WHEELER,** Single, their heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Goodlettsville, and being described as follows, to-wit:

> Land in Davidson County, Tennessee, being all of Lot No. 6, on the Plan of Dry Creek Farms, Phase 2, Section 2, according to plat and survey appearing of record in Instrument No. 20050825-0101280, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Jason T. Hobdy, and unmarried person and Elizabeth L. Lippard, an unmarried person, by Warranty deed from True V. Chapman and William Chapman, wife and husband, dated October 21, 2014, appearing of record in Instrument No. 20141103-0101012, of the Register's Office of Davidson County, Tennessee. Jason T. Hobdy and Elizabeth L. Lippard are now married and known as Jason T. Hobdy and Elizabeth L. Hobdy, husband and wife.
>
> This conveyance is made subject to Declaration of Covenants, Restrictions and Conditions contained in instrument of record in Instrument No. 20031001-0145053; amended in Instrument No. 20080611-0060336; Grant of Transmission Line of record in Book 3248, page 58; Easement to USA of record in Book 10752, page 679; and to any and all matters shown on said plat and survey of record in Instrument No. 20050825-0101280; all of said Register's Office.
>
> THIS conveyance is subject to any and all existing easements and/or restrictions of record.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **PAIGE R. WHEELER,** Single their heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2020 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, their heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 5th day of August, 2020.

JASON T. ~~HOBDY~~

Elizabeth L Hobdy
ELIZABETH L. HOBDY

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **JASON T. HOBDY AND ELIZABETH L. HOBDY, HUSBAND AND WIFE,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained.

5th WITNESS MY HAND AND OFFICIAL SEAL in Rutherford County, Tennessee, this the day of August, 2020.

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

NOTARY PUBLIC
My Commission Expires: 8.16.20

A F F I D A V I T

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the Amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 5th day of August, 2020.

NOTARY PUBLIC
My Commission Expires: 8.16.20

CHRISTY FIELDER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 8-16-2020

True Copy Certification

I, **Milissa Loew**, 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

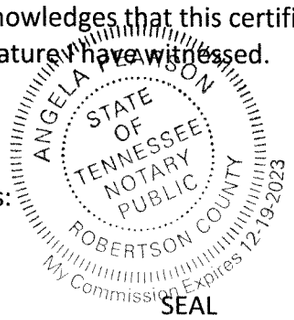
Milissa Loew

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Angela Pearson,** a notary public for this county and state, **Milissa Loew,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Angela Pearson

My Commission Expires:



SEAL