WARRANTY DEED

Karen Johnson Davidson County
Batch# 455464 **DEEDWARR**
08/12/2020 03:08:55 PM 2 pgs
Fees: $13.00 Taxes: $921.30

20200812-0090228

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$249,900.00~~ $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of August, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

STEPHANIE DOME NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-05-2021

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kenneth L. Anthony (NAME)	new owners (NAME)	176-5-113.00
4820 Hickory Way (ADDRESS)	(ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Richard D Hobby Jr, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kenneth L. Anthony and Robin Michelle Anthony, 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. 78 on the Plan of Hickory Woods, Section B of record in Plat Book 6900, Page 512, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Richard D Hobby Jr, unmarried by deed of record in Book 11283, Page 559, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Richard D. Hobby, Jr. by Donna Ritter as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No 20200812-0090227, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 4820 Hickory Way, Antioch, TN 37013
(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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VSB-BR-204820

Witness my/our hands this ~~4th~~ 3rd day of August, 2020.

Richard D. Hobby Jr.
By
Donna Ritter attorney in fact
Richard D. Hobby, Jr.
By: Donna Ritter, Attorney-in-fact

State of Tennessee
County of Rutherford

On this 3rd day of August, 2020 before me personally appeared Donna Ritter, the person who executed the foregoing instrument on behalf of Richard D. Hobby, Jr., and acknowledged that she executed the same as the free act and deed of the said Richard D. Hobby, Jr., through Power of Attorney granted her, by the said Richard D. Hobby, Jr..

WITNESS my hand and seal this ~~4th~~ 3rd day of August, 2020.

Kelsie Holloway
Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

File No.: 22104

KELSIE HOLLOWAY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024