Karen Johnson Davidson County
Batch# 477226 DEEDWARRSP
09/17/2020 08:31:13 AM 2 pgs
Fees: $13.00 Taxes: $370.00
20200917-0106207

THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLEY UPON INFORMATION PROVIDED BY THE PARTIES HERETO AND WITHOUT BENEFIT OF A TITLE EXAMINATION. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 08416014700

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by the Grantor, **Frank V. Weber, Jr., a married man,** does hereby bargain, sell, transfer and convey his one-half undivided interest to **Hobbs Music Valley Land, LLC, a Tennessee Limited Liability Company**, its successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Lot No. 3 on the Map of Crump Heights, as of record in Book 1424, page 144, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 61 feet on the south side of Crump Drive and runs back between lines 239.8 feet on the west line and 234.1 feet on the east line, to a dead line in the rear on which it measures 61.26 feet.

BEING the same property conveyed to Frank V. Weber, Jr. And Joseph E. Hobbs by Warranty Deed from Amanda Lea Bell, Peggy Jo Bell and Melvin Leroy Bell, Jr., dated May 12, 2005, and recorded at Instrument No. 20050513-0054413, Register's Office for Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 other similar statute.

Property address: 2603 Crump Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said tract or parcel of land together with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, Hobbs Music Valley Land, LLC , its successors and assigns, forever.

Said Grantor does hereby covenant with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, except for Deed of Trust shown above and 2020 property tax, and that she will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

Grantor makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the same Grantor has executed this deed the date noted by Notary.

Frank V. Weber, Jr.

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 Frank V. Weber, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, this the _9th day of September, 2020.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me, this _9th_ day of September, 2020.

My Commission Expires: Notary Public

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

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NAME NEW OWNER(S)
Hobbs Music Valley Land, LLC
2607 Crump Drive
Nashville, TN 37214-2122

SEND TAX BILLS TO:
New Owner

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