Karen Johnson Davidson County
Batch# 488540 DEEDWARR
10/02/2020 01:22:15 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50
20201002-0114281

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #20-1323

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rick D. Hobson and Nicole Hobson, husband and wife** , hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **The Baird Graham Company, L.L.C., a Tennessee limited liability company,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows: **To Wit:**

Situated in Davidson County, Tennessee, being Lot No. 36 on the plan of Oak Hill Valley, of record in Book 1835, Pages 15 and 16, 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 Rick D. Hobson, by deed dated February 23, 1990 and recorded on February 23, 1990, from Robert C. Skoney and wife, Lesa Hartley Skoney, of record in Book 8051, Page 85, Register's Office for Davidson County, Tennessee. Rick D. Hobson is now married to Nicole Hobson, who joins in this conveyance to convey any and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 921 Robertson Academy Road, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
The Baird Graham Company, LLC PO Box 150645 Nashville, TN 37215	NEW OWNER	132-13-0-053.00

WITNESS THE EXECUTION HEREOF this 30th day of September, 2020.

Rick D. Hobson

Nicole Hobson

State of South Carolina
County of Beaufort

On this 30th day of September, 2020, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Rick D. Hobson and Nicole Hobson, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

Mary Anne Stearns
Notary Public, State of South Carolina
My Commission Expires August 24, 2021

State of Tennessee)
County of Davidson)

The undersigned declares under oath that ~~the actual consideration~~ or value, whichever is greater, for this transfer is: **$ 735,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of October, 2020.

Notary Public

My Commission Expires: 7/9/22

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022