Box 14

File 33718-2

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-8680-AP

Karen Johnson Davidson County
Batch# 489783 DEEDWARR
10/06/2020 09:10:04 AM 2 pgs
Fees: $13.00 Taxes: $1,886.63

20201006-0115417

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $509,900.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2020.

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 5/9/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jonathan K. Hobson Phonethip L. Hobson 2008B Rosemary Lane Nashville, TN 37210	United Wholesale Mortgage PO Box 986 Newark, NJ 07184-0986	106131D0020CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Modern Remains Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan K. Hobson and Phonethip L. Hobson, husband and wife**, hereinafter called the Grantee(s), his/her/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 No. 2 on the Plan of Homes at 2008 Rosemary Lane, a Horizontal Property Regime With Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions in Instrument No. 20200130-0010892, in the 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 Modern Remains Development, LLC, a Tennessee limited liability company, by deed from Andrea Crooks k/n/a Andrea Shelton and Nathan Shelton, wife and husband, of record in Instrument No. 20191212-0128237, Register's Office for Davidson County, Tennessee, dated December 11, 2019 and recorded on December 12, 2019.

This is improved property located at: **2008B Rosemary Lane, Nashville, TN 37210**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2020.

GRANTOR:

Modern Remains Development, LLC,
a Tennessee Limited Liability Company

By: _____
Lauren Moore, Manager

By: _____
Kellen Moore, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Lauren Moore and Kellen Moore the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Managers of Modern Remains Development, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2020.

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PERRY

_____
Notary Public
My Commission expires: 3-1-2023