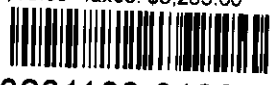
Name and Address of New Owner:
Donna G. Lane and Paul D. Garnett
2207B Hobbs Road
Nashville, TN 37215

Send Tax Statements To:
Donna G. Lane and Paul D. Garnett

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NR-20102094

Map and Parcel: 131 01 0T 002.00

Karen Johnson Davidson County
Batch# 509704 **DEEDWARR**
11/06/2020 10:22:19 AM 3 pgs
Fees: $18.00 Taxes: $3,285.60



20201106-0130414

WARRANTY DEED

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, **Jared Humphrey and Amber Humphrey, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Paul D. Garrett and Donna G. Lane, 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 Unit B of the 2207 Hobbs Road Townhomes, a horizontal property Regime with private elements located at Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 2207 Hobbs Road Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140416-0031838, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jared Humphrey and Amber Humphrey, husband and wife, by Warranty Deed filed for record on June 1, 2015 in Instrument No. 20150601-0050424, and corrected by Scriveners Affidavit of record in Instrument No. 20201028-0124774, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of 2207 Hobbs Road Townhomes of record in Instrument No. 20140416-0031838, Registers Office for Davidson County, Tennessee. All matters as set forth per Plat Book 1424, page 23; agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3913, page 133; conveyance of common elements to the Homeowners Association of record in Instrument No. 20190624-0060751; county of Davidson taxes for the year 2021 and subsequent years, a lien not yet ascertainable, due or payable said the Register Offices of Davidson County, TN.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 2207B Hobbs Road, Nashville, TN 37215

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 assigns, 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.

WITNESS our hand this 5th day of November, 2020.

Amber Humphrey

Jared Humphrey by Amber Humphrey, AIF
Jared Humphrey by Amber Humphrey Attorney-in-Fact

State of Tennessee

County of Davidson

Personally appeared before me, Amber Humphrey with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th of November, 2020.

Notary Public
My Commission Expires: 04/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

State of Tennessee

County of Davidson

Personally appeared before me, Amber Humphrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she executed the foregoing instrument on behalf of Jared Humphrey, that she executed the same as the free act and deed of said Jared Humphrey, and for the purposes therein contained by virtue of a Power of Attorney, duly executed by the said Jared Humphrey, and appearing of record in Instrument No. _____ in the Register's Office of Davidson County, Tennessee.

Witness my hand and seal this 5th of November, 2020.

Notary Public
My Commission Expires: 04/17/2023

Kathryn A. Caldwell
STATE OF TENNESSEE NOTARY PUBLIC
County of Rutherford

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $888,000.00.

Affiant Signature

Subscribed and sworn to before me, this 5th day of November, 2020.

Notary Public
My Commission Expires: 1-5-21

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE