BOX 10-A

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210333879

Karen Johnson Davidson County
Batch# 622099 **DEEDWARR**
04/26/2021 09:53:55 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20210426-0054947

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of April, 2021.

Notary Public
My Commission Expires: _____

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bryan D. Hobbs and Kelly J. Hobbs 14 Middleton Park Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 157-08-0A-026.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas W. Hulme and Dayna A. Hulme, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Bryan D. Hobbs and Kelly J. Hobbs, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled 3rd Revision Middleton, a Residential Planned Unit Development, of record in Plat Book 6900, page 900, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to THOMAS W. HULME AND DAYNA A. HULME, HUSBAND AND WIFE, by deed from KHOURY BROTHERS, LLC, of record in Instrument No. 20030815-0118240, dated August 11, 2003, said Register's Office.

Thomas W. Hulme having been named Attorney-in-Fact for Dayna A. Hulme per Durable Power of Attorney for Dayna A. Hulme of record in Instrument No. 20210208-0018067, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 157-08-0A-026.00 CO.

Matters shown on the Plan of record in Plat Book 6900, page 900, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6522, page 212, Book 7119, page 345, Book 9816, page 844 and Book 10714, page 744, said Register's Office.

Storm Water Detention Agreement of record in Book 6505, page 881, said Register's Office.

This is improved property located at 14 Middleton Park Lane Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions

and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 23rd day of April, 2021.

Thomas W. Hulme

Thomas W. Hulme

Dayna A. Hulme Thomas W. Hulme

Dayna A. Hulme by Thomas W. Hulme, her Attorney-in-Fact

Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas W. Hulme, 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, and who further acknowledged that he is the Attorney-in-Fact for Dayna A. Hulme and that he is authorized by Dayna A. Hulme to execute this instrument on her behalf.

Witness ~~my hand~~, at office, this 23rd day of April, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022