22813A
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

Karen Johnson Davidson County
Batch# 689699 DEEDWARR
08/04/2021 09:54:09 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20210804-0104633

WARRANTY DEED

Address New Owner(s)	**Send Tax Bills to: and**	**Map-Parcel:**
E. Mark Turner et ux		06200023900
123 Barton Lane	New Owner	
Nashville, TN 37214		

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, hereinafter called the Grantors, **Hobbs & Sons, L.P., LLC, a Tennessee limited partnership,** has bargained and sold, and by these presents do transfer and convey unto **E. Mark Turner and Kimberly P. Turner, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

BEING the same property conveyed to John C. Hobbs and Joseph E. Hobbs by Warranty Deed from Sisters of Mercy of Nashville, Tennessee, Inc., dated February 7, 1994, and filed in Book 9253, page 847, said Register's Office.

Title now vested in Hobbs & Sons, L.P., a Tennessee limited partnership by Quitclain Deed from John C. Hobbs and Joseph E. Hobbs, dated October 20, 2000, and filed at Instrument No. 20001025-0105689, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to: 2021 taxes and subsequent years and any and all easements, restrictions and zoning regulations which may be applicable to subject property.

This is unimproved property known as: 0 Barton Lane, Nashville, TN 37214.

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 whosoever.

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 my hand as of the date shown on the Notary Form.

HOBBS & SONS, L.P.

Joseph E Hobbs, G.P. _____
By: Joseph E. Hobbs, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph E. Hobbs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of HOBBS & SONS, L.P., the within named bargainor, a Limited Partnership, and that he as such General Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited partnership by himself as General Partner.

Witness my hand and official seal at office, this 30th day of July, 2021.

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

Notary Public

My Commission Expires:
3/8/22

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

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

Affiant

Sworn to and subscribed before me
this 30th day of July, 2021.

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

Notary Public
My Commission Expires:

EXHIBIT "A" **GF#: 22813A**

Legal Description

A tract of land in the Second Civil District, 15th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described according to a survey of Ragan-Smith-Associates, Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 92-009, dated May 20, 1993, revised September 2, 1993, further revised January 17, 1994, and further revised January 24, 1994, as follows:

Beginning at an iron pin (set) in the southerly line of the remaining parcel of the Sisters of Mercy, said point being the northeast corner of 20-foot wide conveyance of John A. Hobbs as of record in Deed Book 9195, page 897, R.O.D.C., Tennessee; said pin also being situated N 7 deg. 48 min. 20 sec. E, 895.63 feet from the northerly right-of-way line of Pennington Bend Road as measured along the westerly line of Lot One on the plan entitled Subdivision and Boundary Plat of Sisters of Mercy of Nashville, Tennessee, Inc. as of record in Plat Book 7900, page 224, R.O.D.C., Tennessee; thence,

1. With the northerly line of that 20-foot wide conveyance to Hobbs, N 73 deg. 35 min. 40 sec. W, 383.85 feet to an iron pin (set); thence,

2. With the westerly line of that 20-foot wide conveyance to Hobbs, S 16 deg. 39 min. 14 sec. W, 91.15 feet to an iron pin (set); thence,

3. With the north line of Hobbs as recorded in Book 8488, page 634, R.O.D.C., Tennessee, N 76 deg. 14 min. 36 sec. W, 112.89 feet to an iron pin (set); thence,

4. Continuing with the aforementioned conveyance to Hobbs, S 10 deg. 35 min. 57 sec. W, 61.82 feet to an iron pin (set); thence,

5. N 72 deg. 06 min. 48 sec. W, 158.00 feet to an iron pin (set) on the northerly right-of-way line of Barton Lane; thence,

6. Leaving said right-of-way line, with a new line of division, N 17 deg. 53 min. 12 sec. E, 386.00 feet to an iron pin (set); thence,

7. S 72 deg. 06 min. 48 sec. E, 606.20 feet to an iron pin (set); thence,

8. With the west line of Lot One, S 07 deg. 48 min. 20 sec. W, 218.88 feet to the point of beginning and containing 174,237 square feet or 4.00 acres, more or less.

The property conveyed herein is subject to a 20-foot wide ingress/egress easement of record in Book 1198, page 525, Register's Office for Davidson County, Tennessee.