Karen Johnson Davidson County
Batch# 689701 DEEDWARR
08/04/2021 09:56:21 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20210804-0104635

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

WARRANTY DEED

Address New Owner(s):
E. Mark Turner etux
123 Barton Lane
Nashville, TN 37214

Send Tax Bills to:
New Owner

Map/Parcel: 06200014500 & 06200023000

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, **Joseph E. Hobbs, Trustee of the Joseph E. Hobbs Trust and John C. Hobbs, Trustee of the John C. Hobbs Trust and Joseph E. Hobbs and John C. Hobbs, Trustees of the James R. Hobbs Trust**, hereinafter called the Grantor(s), has bargained and sold, and by these presents do transfer and convey all our interest unto **E. Mark Turner and Kimberly P. Turner, husband and wife**, hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located 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 Joseph E. Hobbs, Trustee of the Joseph E. Hobbs Trust, a one-third undivided interest, and James R. Hobbs, Trustee of the James R. Hobbs Trust, a one-third undivided interest, and John C. Hobbs, Trustee of the John C. Hobbs Trust, a one-third undivided interest, by Trustee's Deed from Joseph E. Hobbs, James R. Hobbs and John C. Hobbs, Trustees of the John A. Hobbs Living Trust dated December 10, 2006, and filed for record in Instrument No. 20200821-0094716, Register's Office for Davidson County, Tennessee. The said James C. Hobbs having died on June 15, 2021 and pursuant to the Certificate of Trust Joseph E. Hobbs and John C. Hobbs were the successor Trustees who became acting Trustees upon the death of James R. Hobbs.

This conveyance is subject to: Taxes for 2021 and subsequent years and any and all restrictions, easements and zoning regulations which may be applicable.

This is improved property known as: 123 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 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 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 my/our hand(s) as on the date shown on the Notary forms.

JOSEPH E. HOBBS TRUST

Joseph E Hobbs Trustee
by: Joseph E. Hobbs, Trustee

JOHN C. HOBBS TRUST

John C. Hobbs Trustee
by: John C. Hobbs, Trustee

JAMES R. HOBBS TRUST

Joseph E Hobbs Trustee
By: Joseph E. Hobbs, Trustee

John C. Hobbs Trustee
by: John C. Hobbs, Trustee

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph E. Hobbs, Trustee of the Joseph E. Hobbs Trust, 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 in the capacity and for the purposes therein contained.

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

My Commission Expires: 3/8/22

Notary Public

COLLIE MAE PARKER NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Hobbs, Trustee of the John C. Hobbs Trust, 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 in the capacity and for the purposes therein contained.

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

My Commission Expires: 3/8/22

Notary Public

COLLIE MAE PARKER NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph E. Hobbs and John C. Hobbs, Trustees of the James R. Hobbs Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in the capacity and for the purposes therein contained.

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

My Commission Expires 3/8/22

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

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value of this transfer is $1,200,000.00

Affiant

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

Notary Public

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

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

Legal Description

TRACT 1: Map 62, Parcel 146

A tract of land in Davidson County, Tennessee, being part of the easterly part of Lot 3 of the John W. Pennington lands in what was formerly known as McSpadden's Bend of the Cumberland River, now known as Pennington's Bend of said river and more particularly described as follows by a survey made by A & A Engineers, Inc., 504 East Iris Drive, Nashville, Tennessee 37204, dated November 4, 1991:

Beginning at an iron rod located in the northern property line of the Billy H. Carey property, said iron rod also being the southwest corner of the herein described tract; thence N 2 deg. 07 min. 07 sec. E 61.00 feet to an iron rod; thence with an old fence, S 80 deg. 49 min. 39 sec. E 193.0 feet to a fence post; thence N 11 deg. 10 min. 20 sec. E 67.42 feet to a fence post; thence S 78 deg. 10 min. 35 sec. E 305.70 feet to a fence corner; thence S 3 deg. 25 min. 48 sec. W 153.03 feet to a fence corner; thence with the Billy H. Carey north property line, N 76 deg. 30 min. W 510.00 feet to the point of beginning, said tract containing 1.35 acres, more or less.

There is also hereby conveyed a strip of land 20 feet wide along the south line of said Lot 3 and in a westerly direction for a road right of way to the Old County Road (Barton Lane) for the purpose of ingress and egress to the above described property.

TRACT 2: Map 62, Parcel 230

LAND lying in Davidson County, Tennessee, being a 20 foot wide L-shaped piece of property that lies adjacent to, and runs along the entire length of, one of the north boundary lines and one of the west boundary lines of Hobbs' existing property (of record in Book 8488, page 634 and Book 8598, page 907, Register's Office for Davidson County, Tennessee), said tract of land being more particularly described according to a survey of Regan-Smith-Associates Inc., 315 Woodland Street, Nashville, Tennessee 37206, Job No. 92-009, dated May 20, 1993, revised September 2, 1993, as follows:

A tract of land in the Second Civil District, 15th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being a portion of land owned by Sisters of Mercy of Nashville, Tennessee, Inc. as of record in Deed Book 7753, page 606, Register's Office of Davidson County, Tennessee, Metro Property Tax Map 52, parcel 10, and more particularly described as follows:

Beginning at a point on the southerly property line of Sisters of Mercy Parcel 10 at the northeasterly property corner of John A. Hobbs as of record in Deed Book 8488, page 634, Register's Office for Davidson County, Tennessee, Map 62, Parcel 145; said point is N 7 deg. 48 min. 20 sec. E, 875.16 feet from the northerly right-of-way line of Pennington Bend Road at the southwesterly property corner of Sisters of mercy of Nashville, Tennessee, Inc. in Plat Book 7900, page 224, Register's Office for Davidson County, Tennessee, Map 62, Parcel 148 and proceeding as follows:

1. From the point of beginning and with said Hobbs property, N 73 deg. 35 min. 40 sec. W, 367.00 feet to a point; thence,
2. S 16 deg. 39 min. 14 sec. W, 69.98 feet to a point; thence,
3. N 76 deg. 14 min. 36 sec. W, 20.03 feet to a point; thence,
4. N 16 deg. 39 min. 14 sec. E, 91.15 feet to a point; thence,
5. S 73 deg. 35 min. 40 sec. E, 383.85 feet to a point; thence,
6. S 7 deg. 48 min. 20 sec. W, 20.47 feet to the point of beginning and containing 9,212 square fee or 0.212 of an acre, more or less.