This Instrument Prepared By:
Kelley, Herbert & Crawford
Tuer, L & C Tower

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP, PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
131-2-A-82	Mr. Phillip M. Martin 2116 Hobbs Road , M-2 Nashville, TN. 37215	New Owner BOOK 5512 PAGE 988
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
7DA-79217	2116 Hobbs Road	PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

JAMES D. RIDDLE and wife, REBECCA R. RIDDLE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto PHILLIP M. MARTIN

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit No. M-2 Hobbs House Condominium Apartments, as of record in Book 4595, page 74, as amended in Book 5200, page 54, and by Master Deed of record in Book 5289, page 515, Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to James D. Riddle and wife, Rebecca R. Riddle, by deed from Andrews Properties, Inc., as of record in Book 5316, page 975.

This conveyance is made subject to all the provisions of the Tennessee Horizontal Property Act as the same if set out in Section 24-2701, et seq. of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed Establishing a Horizontal Property Regime of Hobbs House COndominium Apartments of record in Book 5289, page 515.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. ,

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 10th day of October , 1979.

James D. Riddle

James D. Riddle

Rebecca R. Riddle

Rebecca R. Riddle

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5512 PAGE 989

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named James D. Riddle and wife, Rebecca R. Riddle the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 10th day of October, 19 79.

My commission expires: 7-18-82

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____ the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER, FOR THIS TRANSFER $38,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 19 79

MY COMMISSION EXPIRES: 7-18-82 (AFFIX SEAL)

Notary Public

80 6 | 10/ | 105.00- | CHECK

WARRANTY DEED

FROM JAMES D. RIDDLE AND WIFE

TO PHILLIP M. MARTIN

F. 5. 7. 2 0 8

IDENTIF. REFERENCE

OCT 11 2 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____ ____, 19____.

My commission expires: _____

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5512 PAGE 990

FOR

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			38200.00-	CO
			95.32	CO TX
			.50	PRFEE
			6.00	MOREG
				CHECK 105.32-
			8013A10/11/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 57-208

IDENTIF. REFERENCE T

OCT 11 2 54 PM '79

FELIX Z. WILSON REGISTER DAVIDSON CO. TENN.

No. 718133