WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of January, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRIAN C. GATE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Expires MAR. 30, 2003

Davidson County DEEDWARR
Recvd: 01/22/03 09:14 2pgs
Fees:13.00 Taxes:336.70

20030122-0008773

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Spence	John Spence	
(NAME)	(NAME)	
2116 Hobbs Road, Unit M-4	2116 Hobbs Road	131-2-A-91
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20030096

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Susan Daugherty**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **John Spence**, hereinafter called the GRANTEE, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A condominium apartment in Davidson County, Tennessee, being Unit M-4 of Hobbs House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, Page 74 and amended in Book 5200, Page 54, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurenant undivided interest in the general and limited common elements of the Condominiums.

BEING the same property conveyed to Susan Daugherty by deed from Heather Cushman of record in Instrument # 20001018-0103361, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year.

unimproved ☐

This is improved ☒ property, known as 2116 Hobbs Road, Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of January, 2003.

Susan Daugherty

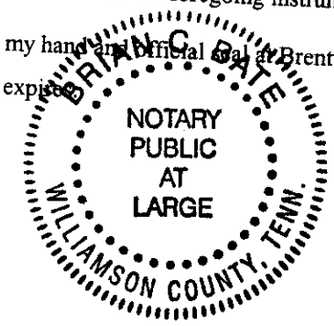
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me personally appeared, Susan Daugherty, known to me or has proven on the basis of satisfactory evidence to be the persons who executed the foregoing instruments for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of January, 2003.

Commission expires:



My Commission Expires MAR. 30, 2003

Notary Public