RETURN TO:
GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

WARRANTY DEED

FILE BOX 19B
03-9-027-W

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th day of September, 2003

Notary Public

My Commission Expires: 03/31/07

NOTARY PUBLIC AT LARGE
Robin Jackson
My Commission Expires May 30, 2007
AFFIX SEAL
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 10/24/03 16:23 2pgs
Fees:13.00 Taxes:338.55
20031024-0157538

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
Edwin Hunter Grant	"New Owners"	131-02-0-A
(NAME)	(NAME)	016.00CO
2116 Hobbs Road #C7		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Brian Lee Schulman unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Edwin Hunter Grant**, **unmarried man**, 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:

LAND in Davidson County, Tennessee being Unit No. C-7 of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

THE Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 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 and By-Laws establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, Page 515, as amended in Book 5292, Page, Book 5293, Page 612 and in Book 7802, Page 299, Register's Office for Davidson County, Tennessee.

BEING all the same property conveyed to Brian Lee Schulman, unmarried, by Deed from Griswald Enterprises, L.P., A Tennessee Limited Partnership Company, of record in Book 11214, Page 335, Register's Office for Davidson County, Tennessee.

THIS conveyance is 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 which have been prorated and assumed by the Grantee(s) herein.

SUBJECT property has not now nor ever been the principal place of residence of the Grantor.

BEING unimproved ☐
Improved ☒ property known as: 2116 Hobbs Road Unit C-7, Nashville, TN 37215.

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 30th day of September, 2003.

Brian Lee Schulman

STATE OF
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian Lee Schulman unmarried, the bargainor(s), 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.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of September, 2003.

My Commission Expires: 03/31/07

Notary Public

