WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

BOX 50-B

PREPARED BY: RETURN TO:
BANK ... CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 231 S. Royal Oaks Blvd., Suite 202, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary McDowell Hoskins	NATIONAL CITY MORTGAGE CO.	104-09-0-1-101.00
(NAME)	(NAME)	
3737 West End Avenue #101	P.O.BOX 17677	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	BALTIMORE, MD 21297-1677	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **DONALD S. HURWITZ, III, AND WIFE, TAMMY B. HURWITZ**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY MCDOWELL HOSKINS, UNMARRIED, AND GEORGE A. HOSKINS AND WIFE, ALYCE B. HOSKINS**) HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A condominium in Davidson County, Tennessee, being Unit No. 101 of The Westbury Condominiums, a horizontal property regime established pursuant to the provisions of the Tennessee Horizontal Property Act (Tennessee Code Annotated Sections 66-27-101 through 66-27-123; herein referred to as the "Act") and the provisions of the Master Deed for The Westbury Condominiums of record in Book 6819, page 210; Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto of record in Book 6819, page 239, said Register's Office, as amended by First Amendment to Master Deed of record in Book 6896, page 662, and as amended by Second Amendment to Master Deed of record in Book 6958, page 220, said Register's Office (collectively the "Master Deed"), to which Master Deed reference is here made for a more complete and accurate description of said unit;

Together with the undivided percentage interest in the Common Elements (as defined in the Master Deed) appertaining to said unit and all other rights, powers, privileges and interests appertaining to said unit pursuant to the Master Deed;

Together with Allocated Parking Space No. 12 and Reserved Space No. S-13, which are hereby allocated to the aforesaid unit as an inseparable appurtenance thereto as provided in the Master Deed.

Being the same property conveyed to Donald S. Hurwitz, III by Deed from Paul H. Freeman and wife, Margaret S. Freeman, of record in Book 9909, page 130, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2003, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Master Deed of record in Book 6819, page 210; Book 6896, page 662; Book 6958, page 220; and Instrument No. 2000 060600 55942; By-Laws of record in Book 6819, page 239; HOA charter of record in Book 6819, page 862 and Book 7970, page 553; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 3737 West End Avenue Unit 101, Nashville, TN 37211

(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 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 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.

Davidson County DEEDWARR
Recvd: 11/05/03 13:18 2pgs
Fees:13.00 Taxes:1043.40
20031105-0162369

Witness my hand this 14th day of October, 2003.

Donald S. Hurwitz, III

Tammy B. Hurwitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared **Donald S. Hurwitz, III, and wife, Tammy B. Hurwitz**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of October, 2003.

Notary Public

My Commission Expires:

12-19-05

WILLIAM S. CARMAN
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.