WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,700.00

Julie Cathey Adcox
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2005.

Notary Public

MY COMMISSION EXPIRES: October 25, 2008.
(AFFIX SEAL)

BRIAN D. SPICER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 07/13/05 09:22 2 pg
Fees:13.00 Taxes:383.69

20050713-0080991

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Julie Cathey Adcox	ABN AMRO Mortgage Group, Inc.	131-02-0-A-005.00 CO
(NAME)	(NAME)	
2116 Hobbs, Unit A-5	P.O. Box 57068	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Irvine, CA 92619-7068	
(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, I, **Cheryl A. McGary**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Julie Cathey Adcox**, 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. A-5 on the Plan of Hobbs House Apartments and described in Master Deed of record in Book 4595, page 74 and Amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Cheryl A. McGary by deed from Phillip A. Lyons, of record in Instrument number 200105110049109, Register's Office for to Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2005, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 4595, page 74 and amended in Plat Book 5200, page 54; Charter of Hobbs House Apartments Homeowners Association of record in Book 5296, page 689; Conveyance of Common Area of record in Book 5848, page 179; Master Deed of Hobbs House Apartments Homeowners Association of record in Book 5289, page 515, Book 5292, page 958, Book 5293, page 612, and Book 7802, page 299; By-Laws of record in Book 5289, page 558, Book 6822, page 893 and Book 7824, page 974; All other easements and restrictions; all of record in the Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2116 Hobbs Condominium A-5, Nashville, TN 37215

(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.

Witness my hand this 28th day of June, 2005.

Cheryl A. McGary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Cheryl A. McGary, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of June, 2005.

Notary Public

My Commission Expires:

10/25/08

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON