Davidson County DEEDWARR
Recvd: 10/05/05 11:03 2 pg
Fees:13.00 Taxes:418.10

20051005-0119901

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$113,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30 DAY OF September, 2005.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-22-08
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

My Commission Expires MAR. 22, 2008

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mark & Laura Ervin<br>1005 Noble Circle<br>Franklin, TN 37069 | New Owner | Map 131-02, Group A<br>Parcel 71 |

For and in 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,

**Steven Wayne Parks by and through Rebecca J. Huffman Attorney-in-Fact**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Mark Ervin and wife, Laura Ervin**

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:

CERTAIN CONDOMINIUM APARTMENT, FILED NO. K-10 ON THE PLAN OF HOBBS HOUSE APARTMENTS, OF RECORD IN BOOK 4595, PAGE 74, AMENDED IN BOOK 5200, PAGE 54, BOTH IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO STEVEN WAYNE PARKS BY DEED FROM MIRANDA MARROW KELLEY AND HUSBAND, AARON KELLEY, DATED NOVEMBER 21, 2001, AND OF RECORD IN INSTRUMENT NUMBER 20011130-0131782, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 5200, Page 54, Register's Office for Davidson County, Tennessee.
3) Property is subject to Master Deed establishing a Horizontal Property Regime of Hobbs House Apartment Condominiums, of record in Book 5289, Page 515, amended in Book 5292, Page 958, amended in Book 5293, Page 612, amended in Book 6822, Page 893, Book 7802, Page 299, and Book 7824, Page 974, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
4) Property is subject to Association Charter of record in Book 5296, Page 689, said Register's Office.
5) Property is subject to Restrictive Covenants contained in Book 5289, Page 515, amended in Book 5292, Page 958, amended in Book 5293, Page 612, amended in Book 6822, Page 893, Book 7802, Page 299, and Book 7824, Page 974, Register's Office for Davidson County, Tennessee.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 2116 Hobbs Road, #K-10, 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(s) this 30 day of September, 2005.

Steven Wayne Parks by Rebecca J. Huffman, ATTY IN FACT
Steven Wayne Parks by Rebecca J. Huffman Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rebecca J. Huffman, Attorney-in-Fact for Steven Wayne Parks, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf Steven Wayne Parks for the purposes therein contained.

WITNESS my hand and official seal this 30 day of September, 2005

NOTARY PUBLIC

My Commission Expires: 11-26-2005




PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076