WARRANTY DEED

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$73,000.00**

Helen A. Thompson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF SEPTEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen A. Thompson	**SAME**	**131-2-A-83CO**
(NAME) 4035 English Turn Rd. ~~2116 M3 Hobbs Rd.~~	(NAME) 4035 English Turn Road	
Braithwaite, LA 70040 ~~Nashville, TN 37215~~ (ADDRESS)	(ADDRESS) Braithwaite, LA 70040	
(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, **Justin Hunter McCarty and wife, Carol W. McCarty,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Helen A. Thompson**, 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:

Land in Davidson County, Tennessee, being unit No. M-3, of Hobbs House Condominium Apartments, of record in Book 4595, page 74, as amended in Book 5200, pages 54, said Register's Office, and by Master Deed of record in Book 5289, Page 515, said Register's Office to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Justin Hunter McCarty and wife, Carol W. McCarty by deed dated June 20, 1978 from Andrews Properties, Inc., a Tennessee Corporation of record in Book 5302, Page 187, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all the provision of the Tennessee "Horizontal Property Act" as the same is set out in Section 64-3701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the Buy-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 with out limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the master Deed Establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **2116 M3 Hobbs Rd., 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 our hands this 19th day of September, 2006.

Justin H. McCarty
Justin Hunter McCarty by Carol W. McCarty as his Attorney in Fact

Carol W. McCarty
Carol W. McCarty

Davidson County DEEDWARR
Recvd: 09/20/06 13:07 2 pgs
Fees:13.00 Taxes:270.10

20060920-0116545

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 Carol W. McCarty the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19TH DAY OF SEPTEMBER, 2006.

Commission expires:

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Carol W. McCarty with whom I am personally acquainted, and who, upon her oath, acknowledged herself to be the Attorney-in-Fact for the within named Justin Hunter McCarty and being authorized to act on behalf of said persons she executed the foregoing instrument as their free act and for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19TH DAY OF SEPTEMBER, 2006.

Commission expires:

Notary Public

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007