WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/27/06 10:00 2 pgs
Fees:13.00 Taxes:560.55

20061127-0145665

LEE SAVAGE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-31-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elizabeth Faria	**Elizabeth Faria**	**MAP 131-2-A**
(NAME) **P.O. Box 150601**	(NAME) **P.O. Box 150601**	**PARCEL 39.00CO**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, TN 37215**	
(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, **James Zeigler, unmarried** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anna G. Faria and Elizabeth Anna Faria,** 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. H-2 on the Plan of Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed of record in Book 5289, page 515, amended in Book 5292, page 958, Book 5293, page 612, Book 6822, page 893, Book 7802, page 299, Book 7824, page 974 and Book 8483, page 670, said Register's Office.

Being the same property conveyed to James Zeigler, unmarried by Warranty Deed from Philip Ashmore, unmarried, filed for record December 2, 1996 in Book 10276, page 562, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been paid and prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Plat Book 4595, page 74 and Plat Book 5200, page 54, said Register's Office; (c) Master Deed and Restrictive covenants contained in Book 5289, page 515; Book 5292, page 958; Book 5293, page 612 and Book 7802, page 299, said Register's Office; and (d) Charter of record in Book 5296, page 689, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 2116 Hobbs Road H-2, 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 20th day of November, 2006.

James Zeigler

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, of said County, James Zeigler the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of November, 2006.

Commission expires:



Notary Public