RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/02/07 11:47 2 pgs
Fees:13.00 Taxes:562.40
20070302-0025942

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1ST DAY OF MARCH, 2007.

Notary Public

MY COMMISSION EXPIRES: 6/26/07

(AFFIX SEAL)

CHRIS CAMPBELL NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melodee L. Bibeau	Homecomings Financial Network	
(NAME)	(NAME)	
2116 Hobbs Road, Unit K-1	2101 Rexford, Suite 250W	Map 131-2-O-A
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Charlotte, NC 28211	Parcel 62-CO
(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, **B AND D INVESTMENT GROUP, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MELODEE L. BIBEAU, unmarried**, 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:

Being Unit No. K-1 of Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, a Horizontal property Regime, created under Title 66, Section 27-101, et-seq, as amended, Tennessee Code Annotated, and as established by a Master Deed of The Hobbs House of record in Book 5289, page 515, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common elements appurtenant to said unit as set forth in said Master Deed.

BEING the same property conveyed to B and D Investment Group, LLC, from Leonard R. Peterson, Jr., and wife Laura L. Peterson, dated July 31st, 2006, of record in Instrument No. 20060807-0096503, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Leonard Russell Peterson, Jr., unmarried, by Deed from Sandra G. Moore, unmarried, dated January 31, 1997, of record in Book 10314, page 172, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2116 Hobbs Road, #K-1, Nashville, TN 37215

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 1st day of March, 2007.

B and D Investment Group, LLC

By: _____

David A. Floyd, Jr.
Chief Manager/Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared David A. Floyd, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Chief Manager/Member of B & D Investment Group, LLC, the within named bargainor, a Tennessee limited liability company, and that they as such Chief Manager/Member, executed the foregoing instrument for the purpose therein contained by signing the name of the limited liability company by himself as Chief Manager/Member.

Witness my hand and official seal on this 1st day of March, 2007.

MY COMMISSION EXPIRES: 6/26/07

_____
NOTARY PUBLIC

CHRIS CANTRELL NOTARY PUBLIC LARGE DeKALB COUNTY