WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **Davidson**
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **30th** DAY OF **November, 2007**

Notary Public

MY COMMISSION EXPIRES: 7-2710
(AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd. Suite 2110, Hendersonville, TN 37075
File # 07-110019

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ethan C. Colclasure and Ashley N. Parrish	New Owner	**131-2-A-40 CO**
(NAME) **2116 Hobbs Road, Unit I-1**	(NAME)	Davidson County DEEDWARR Recvd: 12/05/07 14:47 2 pgs Fees:13.00 Taxes:453.25
(ADDRESS) **Nashville,TN 37215**	(ADDRESS)	20071205-0140988
(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, **Susie M. Baird,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ethan C. Colclasure and Ashley N. Parrish, unmarried, tenants in common with rights of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF **TN**, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit I-1, HOBBS HOUSE CONDOMINIUM APARTMENTS, as shown on plat of record in Plat Book 4595, Page 74, amended in Book 5200, Page 54, as established under Master Deed of record in Book 5289, Page 515, amended in Book 5292, Page 958, Book 5293, Page 612 and Book 7802, Page 299, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed by QuitClaim Deed from David Craig Baird, unmarried and James David Baird, unmarried to Susie M. Baird as recorded on the 18th day of May, 2005 in Instrument No. 20050518-0056094 and Warranty Deed from Reda D. Lane, unmarried to David Craig Baird, unmarried and James David Baird, unmarried and Susie M. Baird, married recorded on the 22nd day of October, 1998 in Book 11165, Page 672, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2116 Hobbs Road, Unit I-1, 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **30th** day of **November, 2007**.

Susie M. Baird
Susie M. Baird

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned Notary in and for said County and State, personally appeared the within named **Susie M. Baird**, who I am acquainted, or proved on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11/30/2007.

NOTARY

MY COMMISSION EXPIRES: 3/7/2011

Kristen Bowles
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County, TN

Return to:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212