WARRANTY DEED

R-ZC-10-2116

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,500.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2010.

Notary Public

MY COMMISSION EXPIRES: 10.16.11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anne Marie Hudick Revocable	Anne Marie Hudick Revocable	
2116 Hobbs Road N-2	(NAME) 2116 Hobbs Road N-2	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	131-02-A 102.00 CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BENJAMIN B. PRINCEHORN AND SARAH PRINCEHORN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANNE MARIE HUDICK, TRUSTEE OF THE ANNE MARIE HUDICK REVOCABLE TRUST DATED MAY 20, 1998, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT N-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 AND BY-LAWS OF RECORD IN BOOK 5289, PAGE 515, AMENDED IN BOOK 5292, PAGE 958, BOOK 5293, PAGE 612, BOOK 7802, PAGE 299, BOOK 6822, PAGE 893, BOOK 7824, PAGE 974, SAID REGISTER'S OFFICE.

BEING THE SAME PROPERTY CONVEYED TO BENJAMIN B. PRINCEHORN BY WARRANTY DEED FROM MICHAEL BRYANT AND WIFE, SHIRLEY BRYANT, RECORDED ON THE 12TH DAY OF JUNE, 2001 IN INSTRUMENT NO. 20010612-0061983, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS, ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 4595, PAGE 74, BOOK 5200, PAGE 54; RESTRICTIONS OF RECORD IN BOOK 5289, PAGE 515, BOOK 5292, PAGE 958, BOOK 5293, PAGE 612, BOOK 6822, PAGE 893, BOOK 7824, PAGE 974, BOOK 7802, PAGE 299; BY-LAWS OF RECORD IN BOOK 6822, PAGE 893, BOOK 7824, PAGE 974; CHARTER OF RECORD IN BOOK 5296. PAGE 689; MASTER DEED IN BOOK 5289, PAGE 515, BOOK 5292, PAGE 958, BOOK 5293, PAGE 612, BOOK 7802, PAGE 299; APPT TO MASTER DEED IN BOOK 8483, PAGE 670 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2116 Hobbs Road N-2, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20100077384 DEEDWARR
Recvd: 12/08/10 13:05 2 pgs
Fees:13.00 Taxes:349.65
20101208-0097740

Witness my/our hand(s) this 30th day of November, 2010.

Benjamin B. Princehorn

Sarah Princehorn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benjamin B. Princehorn and Sarah Princehorn, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th day of November, 2010.

Notary Public

My Commission Expires: 10.16.11

(SEAL)

LAURA D. PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903