WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110010090 DEEDWARR
Recvd: 02/17/11 12:34 2 pgs
Fees:13.00 Taxes:1554.00
20110217-0013593

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $420,000.00

Affiant

Subscribed and sworn to before me, this the 15th day of February, 2011.

Notary Public

My commission expires: My Commission Expires 01/09/2012
(AFFIX SEAL)

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
M. Wesley Hall, III **Carolyn M. Hall**	**NEW OWNER**	**Map 131-01-O-Q, Parcel 002CO**
3300B Hobbs Road		
Nashville, TN 37215		

FOR AND IN 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,

Haury & Smith Contractors, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

M. Wesley Hall, III and wife, Carolyn M. Hall

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. 3300-B of Hobbs Place, a Horizontal Property Regime, which is located on Lots 1 and 2 on the plan of Hobbs Place, of record in Instrument No. 20050119-0006695, Register's Office for Davidson County, Tennessee, and also described on Exhibit "A" to the Master Deed and By-Laws of Hobbs Place, of record in Instrument No. 20060707-0081690, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property co-owners and tenants of Hobbs Place Condominiums, contained in said Master Deed and By-Laws of record in Instrument No. 20060707-0081690 and Instrument No. 20060707-0081691, Register's Office for Davidson County, Tennessee, are incorporated in the deed by reference and made a part hereof the same as though copied therein.

BEING part of the same property conveyed to Haury and Smith Contractors, Inc., by Deed from Thomas W. Nabors and wife, Lesley K. Nabors, dated July 8, 2004 and recorded in Instrument No. 20040709-0081822, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Master Deed of record in Instrument No. 20060707-0081690 and By-Laws of record in Instrument No. 20060707-0081691, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

Taxes for the year 2011 and subsequent years, not yet due and payable.

The Plan of record in Instrument 20050119-0006695 and set out on Exhibit "A" to the Master Deed of record in Instrument No. 20060707-0081690, Register's Office for Davidson County, Tennessee.

Master Deed of record in Instrument No. 20060707-0081690, Register's Office for Davidson County, Tennessee.

By-Laws of record in Instrument No. 20060707-0081691, Register's Office for Davidson County, Tennessee.

Sanitary Sewers and/or Storm Drainage Easement of record in Book 4147, Page 357, Register's Office for Davidson County, Tennessee.

This is improved (_X_) Unimproved (____) property, known as: **3300B Hobbs Road, 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 its hand by its duly authorized officer this **15th** day of **February, 2011.**

Haury & Smith Contractors, Inc.

By: _____
Randall Toney, Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Randall Toney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Chief Financial Officer of the Haury & Smith Contractors, Inc., within named bargainor, a corporation, and that he/she as such Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as such Chief Financial Officer.

Witness my hand and official seal at Nashville, Tennessee, this **15th** day of **February, 2011.**

_____
Notary Public

KATHY HAND
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 10-21-12