This instrument prepared by:
Access Title & Escrow Inc
111 South Anderson St
Tullahoma TN 37388

Send Tax Bills to property owner:
J. Matthew Bodnar
2116 Hobbs Rd, Apt A-1
Nashville, TN 37215

WARRANTY DEED

Map-Parcel Numbers: 131-02-0A; 001.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Laurie M. Mansfield (now Perry), hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto J. Matthew Bodnar, hereinafter called the grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being all of Unit No. A-1 in a Horizontal Property Regime which is located on the Plan of The Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Subject to Matters as shown on plat of record in Plat Book 4595, page 74 and Plat Book 5200, page 54; to HOA Charter of record in Book 5296, page 689; to Master Deed, By-Laws and Amendments of record in Book 5289, page 558, Book 6822, page 893, Book 7824, page 974, Book 5289, page 515, Book 5292, page 958, Book 5293, page 612 and Book 7802, page 299, said Register's Office.

Being the same property conveyed to LAURIE M. MANSFIELD, by deed of record in Instrument No. 20031009-0149862, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20120005404 DEEDWARR
Recvd: 01/24/12 08:21 3 pgs
Fees:18.00 Taxes:575.35
20120124-0006417

This is improved (X) or unimproved ( ) property, known as :
2116 Hobbs Road -- A-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 GRANTEE, his/her heirs and assigns forever, and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her 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 the 18 day of January, 2012.

Laurie M. Mansfield (now Perry)
Laurie M. Mansfield (now Perry)

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, the within named Laurie M. Mansfield Perry, the bargainor with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 18 day of January, 2012 .

My Commission expires: 7/7/2014

State of Tennessee

County of Davidson

The actual consideration of value, whichever is greater, for this transfer is $ 155500 .

Dawn M. Mansfield (now Perry)
Affiant

Subscribed and sworn to before me, ~~this~~ 18th day of January, 2012.

Notary Public

My Commission expires: 7/7/2014

JAMES M. LOCKHART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY