BILL GARRETT, Davidson County
Trans:T20120017210 DEEDWARR
Recvd: 03/08/12 12:52 2 pgs
Fees:13.00 Taxes:456.95

20120308-0020385

WARRANTY DEED

Record & Return To

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS day of ,

Notary Public

MY COMMISSION EXPIRES: 9/4/15
(AFFIX SEAL)

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Thackeray and Susan Thackeray	NEW OWNER	131020A00400CO
(NAME)	(NAME)	
2116 Hobbs Road #A-4		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Doris Shouse**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jeffrey Thackeray and wife, Susan Thackeray**, 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 Number A-4 on the Plan of Hobbs House Condominium Apartments, as of record in Plat Book 5200, page 54, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Doris Shouse by Warranty Deed from Michael P. Spence, Jr., dated November 3, 2003 and filed on November 12, 2003 in Instrument Number 20031112-0165668, Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2116 Hobbs Road #A-4, 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, has 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 2nd day of March, 2012.

Doris Shouse by Kelly Callaghan as attorney in fact

Doris Shouse by Kelly Callaghan as attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 2nd day of March, 2012, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Doris Shouse, and who acknowledged that she executed the same as the free act and deed of the said Doris Shouse, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120308-0020384, said Register's Offic..

Witness my hand and official seal this 2nd day of March, 2012

NOTARY

My Commission Expires: 5/4/15

JANIS L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY