WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120032097 DEEDWARR
Recvd: 05/02/12 11:25 2 pgs
Fees:13.00 Taxes:510.60
20120502-0037560

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,000.00
Brittany DeMauro
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2012
Notary Public
MY COMMISSION EXPIRES: 2/23/15
(AFFIX SEAL)

Amy Cross Nance
State of Tennessee Notary Public
Williamson 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
Alex Gillott and Brittany Demauro	Same	131020A00200CO
(NAME) 2116 Hobbs Road A2	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(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, **Opal Lee Dodd Workman formerly known as Opal Lee Dodd, and Lillian Marie Malliard,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alex Gillott and Brittany Demauro,** husband and wife, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. A-2, in a Horizontal Property Regime located on the Plat of Hobbs House Condominium Apartments, of record in Book 5200, page 54, Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Berti Dodd, an unmarried person, Opal Lee Dodd, an unmarried person, and Lillian Marie Malliard, an unmarried person, by Deed from Andrews properties, Inc., dated October 31, 1978 and filed on November 2, 1978 in Book 5359, page 427, register's Office of Davidson County, Tennessee. Berti Dodd having since died December 12, 1994.

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 A2, 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 **30th** day of **April, 2012**

Opal Lee Dodd Workman
Opal Lee Dodd Workman

Lillian Marie Malliard
Lillian Marie Malliard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Opal Lee Dodd Workman and Lillian Marie Malliard**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **30th** day of **April, 2012**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON