BILL GARRETT, Davidson County
Trans:T20120034483 DEEDWARR
Recvd: 05/10/12 09:02 2 pgs
Fees:13.00 Taxes:362.60
20120510-0040394

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 7th day OF May, 2012 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

RETURN TO / PREPARED BY:
First Title & Escrow Company, Inc.
2002 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FILE # 30548
(Davidson County File Box 9-B)

BETH M. BROCK
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY
My Commission Expires FEB. 19, 2013

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
Julia M. Arnold and Stephen C. Arnold	Farmington Financial Group, LLC	131020A08900CO
(NAME) 2116 Hobbs Road, #M16	2002 Richard Jones Rd. #300A	
(ADDRESS) Nashville, TN 37215	(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, **Devonia R. Hollinger**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Julia M. Arnold and Stephen C. Arnold**, 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. M-16 on the plan of Hobbs House Condominium Apartments of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee 'Horizontal Property Act" as the same is set out in Section 64-2701 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium Apartments of record in Book 5289, page 515, said Register's Office and the By-Laws appended thereto, as amended in Book 5292, page 958; Book 5293, page 612; Book 6822, page 893; Book 7802, page 299 and in Book 7824, page 974, said Register's Office.

Being the same property conveyed to Devonia R. Hollinger, married, by deed from Tiffany Stovall, unmarried, as of record in Instrument Number 20080821-0085985, Register's Office of Davidson County, Tennessee.

The subject property was never used as the principal residence of the Grantor or his/her spouse

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, #M16, 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 **7th** day of **May, 2012**

Devonia R. Hollinger by Jan Adams
Devonia R. Hollinger
as attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 7th day of May 2012, before me personally appeared Jan Adams known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Devonia R. Hollinger , and who acknowledge the she/he executed the same as the free act and deed of said Devonia R. Hollinger by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20120510 0040393, said Register's Office.

Witness my hand and official seal this 7th day of May, 2012.

Notary

My Commission Expires: 7-3-12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON