PREPARED BY (AND RETURN TO):

Return To:
Solomon Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027


*WILKINS & IVEY*

*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*


W & I Ref:( _____ ) Title No: 51492
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Nancy Hoffman<br>2116 Hobbs Rd, Unit K-7<br>Nashville TN 37215 | New Owner |

**TAX MAP-PARCEL NUMBERS: 131-02-0-A 068.00CO**

BILL GARRETT, Davidson County
Trans:T20120066895 DEEDWARR
Recvd: 09/06/12 11:56 2 pgs
Fees:13.00 Taxes:540.20
20120906-0080760

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$146,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Robert Nichol**, unmarried, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nancy Hoffman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. K-7 on the Plan of Hobbs House Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, shown on the Plan of record in Book 4595, Page 74, amended in Book 5200, Page 54, and under the Master Deed and By-Laws establishing The Hobbs House of record in Book 5289, Page 515, amended in Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893, Book 7802, Page 299 and Book 7824, Page 974, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Robert Nichol by deed from Sharon K. Pelton, dated March 21, 2012, recorded March 18, 2012 in Instrument No. 20120518-0043308, Register's Office for Davidson County, Tennessee.

**Description Reference:** Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4595, Page 74, amended in Book 5200, Page 54, said Register's Office, to which reference is hereby made for a more complete description.

**This is improved property, known as: 2116 Hobbs Road, Unit K-7, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 27 day of August, 2012.

Robert Nichol

State of Florida
County of Palm Beach

On this 27th August 2012, before me the undersigned authority, personally appeared Robert Nichol, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 3/27/13

Notary

SAMANTHA ROBIN
MY COMMISSION # DD 873231
EXPIRES: March 27, 2013
Bonded Thru Notary Public Underwriters

State of TENNESSEE
County of Williamson

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $146,000.00

Affiant

Sworn and subscribed before me this the 27th day of August, 2012

Notary Public

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY