WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130022181 DEEDWARR
Recvd: 03/19/13 09:41 2 pgs
Fees:13.00 Taxes:1072.63

20130319-0027008

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$289,900.00.**

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2013.

Notary Public

My commission expires: 10/5/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Eve R. Holibaugh	Avenue Bank	**Map 072-15-0-C Parcel 001.00CO**
1703-B Porter Road	3823 Cleghorn Avenue	
Nashville, TN 37206	Nashville, TN 37215	

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, WE,

Hostettler Realty, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Eve R. Holibaugh and Chad A. Buck, wife and husband

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 No. B on the Plan of 1703 Porter Road Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions and By-Laws for 1703 Porter Road Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20130214-0015198, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of record, shown on Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20130214-0015198, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being part of the same property conveyed to Hostettler Realty, LLC, a Tennessee limited liability company by Deed from James S. McLean and Elizabeth A. McLean, dated January 27, 2012, of record in Instrument No. 20120131-0008525, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Declaration of Covenants, Conditions and Restrictions and By-Laws, of record in Instrument No. 20130214-0015198, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This is improved (__X__) Unimproved (____) property, known as **1703-B Porter Road, Nashville, TN 37206**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, 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 its hand by its duly authorized officer this 15th day of March, 2013.

Hostettler Realty, LLC, a Tennessee limited liability company

By: Auth. Agent
Kristin Hostettler, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Kristin Hostettler,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged herself to be the **Authorized Agent** of **Hostettler Realty, LLC, a Tennessee limited liability company,** the within named bargainor, a Tennessee limited liability company, and that she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Kristin Hostettler** as **Authorized Agent.**

Witness my hand, at office at Nashville, Tennessee, this **15th** day of **March, 2013.**

Notary Public

My Commission Expires: 1/6/14

