WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/13 11:36 2 pgs
Fees:13.00 Taxes:556.85
20130605-0057062

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$150,500.00.**

Affiant

Subscribed and sworn to before me this 31 day of May, 2013

Notary Public

My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Peter D'Andrea	New Owner	131-2-A-81CO
220 Winburn Lane		
Franklin, TN 37069	,	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Nancy M. Searcy, unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Peter D'Andrea and JoAnn D'Andrea, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Unit M-1 on the Plan of Hobbs House Apartments - Condominium, a Horizontal Property Regime, of record in Book 4595, Page 74, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Nancy M. Searcy from Teresa L. Guffey, Executrix of the Estate of Elizabeth Maney by Warranty Deed on August 25, 2009, of record in Instrument Number 20090827-0080643, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 4595, Page 74 and supplemented in Book 5200, Page 54, Register's Office for Davidson County, Tennessee.
- Master Deed of record in Book 5289, Page 515 and amended in Book 5292, Page 958; Book 5293, Page 612 and Book 7802, Page 299, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5289, Page 558 and amended in Book 6822, Page 893 and Book 7824, Page 974, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5296, Page 689, Register's Office for Davidson County, Tennessee.
- Easement of record to Comcast of Nashville in Instrument Number 20130118-0006274, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2116 Hobbs Road Apt M1, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 May 31, 2013.

Nancy M. Searcy

Nancy M. Searcy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Nancy M. Searcy** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 31, 2013

My commission expires 1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

My commission expires: 7/6/15

Notary's Signature

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY