Davidson County	DEEDWARR
Recvd: 07/18/13 15:06	4 pgs
Fees:22.00 Taxes:0.00	
20130718-0074604	

Parcel: 104040E20500CO

This Instrument prepared by:
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return To: ServiceLink, 4000 Industrial Blvd, Aliquippa, PA 15001
3109937

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficient which is hereby acknowledged by ADAM D. BOBO, and ELIZABETH A. BOBO formerly known as ELIZABETH A. HIGNEY, husband and wife, hereinafter referred to as "Grantor", do hereby grant, convey and warrant, unto ADAM D. BOBO and ELIZABETH A. BOBO, husband and wife, as tenants by the entirety with rights of survivorship, whose mailing address is 1108 18th Avenue S. Unit 205, Nashville, TN 37212, the following lands and property together with all improvements located thereon, in the County of Davidson, State of Tennessee:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 205, on the Plan of 1101 Eighteenth Avenue, a Horizontal Property Regime, created under Title 66, Chapter 27, Section 101 Et seq., as amended in Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument Number 20060807-0096688; and re-recorded in Instrument No. 20060817-0101760; Register's Office for said County, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of 1101 Eighteenth Avenue as shown on Exhibit "E" to the Master Deed of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Parking Space Number 10 is included as an appurtenance to this unit. This appurtenance is deeded with the unit and is not transferable in any fashion except.

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 22271**

ADB
EAB

Being the same property as conveyed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC to Adam D Bobo and Elizabeth A Higney, as described in Doc #20101122-0093516, Dated 11/10/10, Recorded 11/22/10 in Davidson County Records

Property commonly known as: 1108 18th Ave S, Nashville, Tn 37212.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

THE GRANTOR does hereby covenant with the Grantee that Grantor is lawfully seized in fee simple of the afore-described real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for matters of record and any taxes not yet due but constituting a lien which are assumed by Grantee; and that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

WITNESS the following signature and seal:

_____(seal)
ADAM D. BOBO

STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ADAM D. BOBO has acknowledged the same before me in the County and State aforesaid, on this 12 day of April, 2013.

_____
Notary Public
My Commission expires:

JANA D. DRURY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

MY COMMISSION EXPIRES
MARCH 1, 2016

Elizabeth A. Bobo formerly known as (seal)
ELIZABETH A. BOBO formerly known as
ELIZABETH A. HIGNEY

Elizabeth A. Higney

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STATE OF TENNESSEE
COUNTY OF Davidson to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ELIZABETH A. BOBO formerly known as ELIZABETH A. HIGNEY has acknowledged the same before me in the County and State aforesaid, on this 12 day of April, 2013.

Jana Drury
Notary Public
My Commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Valuation Affidavit

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this
12 day of April, 2013

Jana Drury
Notary Public
Commission expires: MY COMMISSION EXPIRES MARCH 1, 2016

JANA D. DRURY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Grantor(s) Name, Address
Adam D. Bobo, and Elizabeth A. Bobo
1108 18th Avenue S. Unit 205
Nashville, TN 37212

Send tax statements to:
Grantee(s) Name, Address
Adam D. Bobo, and Elizabeth A. Bobo,
1108 18th Avenue S. Unit 205
Nashville, TN 37212

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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True Copy Certification

I, Kara Crees, 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 orginal document executed and authenticated according to law.

Kara Crees
Signature

State of PA

County of Beaver

Personally appeared before me, Melanie Miller, a notary public for this county and state, Kara Crees who acknowledge that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4-27-2014
Notary Seal (If on Paper)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Melanie Miller, Notary Public
Hopewell Twp., Beaver County
My Commission Expires April 27, 2014
Member, Pennsylvania Association of Notaries