BILL GARRETT, Davidson County
Trans:T20130086468 DEEDWARR
Recvd: 10/07/13 10:23 2 pgs
Fees:13.00 Taxes:434.75
20131007-0104990

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $117,500.00. Clara Frances Cooper Affiant Subscribed and sworn to before me this 30 day of October, 2013. Notary Public My Commission Expires:

Address New Owner As Follows: Clara Frances Cooper, married 2116 Hobbs Road, Apt N3 Nashville, TN 37215	Send Tax Bills To: ~~Same~~ Clara Frances Cooper 826 Glendover Cove ~~Lexington, KY 40502~~	Map-Parcel Number: 131020A10300CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROBERT JEPSEN HAZARD AND WIFE, REBECCA LEIGH HAZARD**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **CLARA FRANCES COOPER,** married, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. N-3 on the Plan of Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, amended in Plat Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed and By-Laws of record in Book 5289, page 515, as amended in Book 5292, page 958; Book 5293, page 612; Book 7802, page 299 and in Book 7824, page 974, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca L. Turner, unmarried by deed dated February 10, 2005, from Tara M. Hatchell formerly known as Tara M. Burford and husband, Anthony K. Hatchell, recorded February 11, 2005, of record as Instrument No. 20050211-0015979, Register's Office for Davidson County, Tennessee. Rebecca L. Turner now known as Rebecca Leigh Hazard. The said Rebecca L. Turner having quitclaimed to Robert Jepsen Hazard and wife, Rebecca Leigh Hazard by quitclaim deed of record as Instrument No. 20100927-0076621, in said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. All matters as shown on the Plan of record in Book 4595, page 74, as amended in Book 5200, page 54, Register's Office for Davidson County, Tennessee.

2. Master Deed and By-Laws establishing a Horizontal Property Regime of The Hobbs House, of record in Book 5289, page 515, as amended in Book 5292, page 958; Book 5293, page 612; Book 7802, page 299 and in Book 7824, page 974, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2116 Hobbs Road, Apt N3, 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 Grantee, her heirs and assigns, forever; and we covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 4th day of October, 2013.

Robert Jepsen Hazard

Rebecca Leigh Hazard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBERT JEPSEN HAZARD**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of October, 2013

(Seal) IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 4-24-17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **REBECCA LEIGH HAZARD,** the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4th day of October, 2013

(Seal) IVA J. BINKLEY STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY, TENN.

Notary Public

My Commission Expires: 4-24-17