WARRANTY DEED LARGE

JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

G-VRES-13-3302A

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

Subscribed and sworn to before me, this 5th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne M. Berg	New Owner (NAME)	
3302A Hobbs Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	131-1-Q-3.00 CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOYCE M. RICE, A SINGLE PERSON
, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SUZANNE M. BERG, A SINGLE PERSON
, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

UNIT NO. 3302-A OF HOBBS PLACE, A HORIZONTAL PROPERTY REGIME WHICH IS LOCATED ON LOTS 1 AND 2 ON THE PLAN OF HOBBS PLACE, OF RECORD IN INSTRUMENT NO. 20050119-0006695, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE AND ALSO DESCRIBED IN MASTER DEED AND BY-LAWS RECORDED IN INSTRUMENT NO. 20060707-0081690. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF HOBBS PLACE CONDOMINIUMS, CONTAINED IN SAID MASTER DEED AND BY-LAWS APPENDED THERETO, RECORDED IN INSTRUMENT NO. 20060707-0081690, AMENDED IN INSTRUMENT NO. 20120124-0006594, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JOYCE M. RICE BY WARRANTY DEED FROM HAURY AND SMITH CONTRACTORS, INC., RECORDED ON THE 18TH DAY OF OCTOBER, 2006 IN INSTRUMENT NO. 20061018-0129313, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN INSTRUMENT NO. 20050119-0006695; BY-LAWS OF RECORD IN INSTRUMENT NO. 20060707-0081691; MASTER DEED OF RECORD IN INSTRUMENT NO. 20060707-0081690 AND INSTRUMENT NO. 20120124-006594; EASEMENT FOR SANITARY SEWER/STORM DRAINAGE OF RECORD IN BOOK 4147, PAGE 357 AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 3302A Hobbs Road, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20130096115 DEEDWARR
Recvd: 11/12/13 10:28 2 pgs
Fees:13.00 Taxes:2220.00

20131112-0116620

Witness my/our hand(s) this 5th day of November, 2013.

Joyce M. Rice

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joyce M. Rice, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th day of November, 2013.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903