PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Davidson County DEEDWARR
Recvd: 12/26/13 08:26 3 pgs
Fees:18.00 Taxes:408.85
20131226-0129610

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(_____) Title No: 52783
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Robert Cole Gobbell 2116 Hobbs Road, Unit M-10 Nashville, TN 37215	BancorpSouth Bank P.O. Box 3356 Tupelo, MS 38803

TAX MAP-PARCEL NUMBERS: 131020A087700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$110,500.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Janie K. Claxton, devisee under the Last Will and Testament of James McElroy Claxton, Jr., deceased**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert Cole Gobbell, a single man,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. M-10 of Hobbs House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595 page 74, amended in Book 5200, page 54, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general limited common elements of the Condominium.

Being the same property conveyed to James M. Claxton by deed from John W. Scott and wife, Wilma Jean Scott, dated June 29, 2006, recorded July 12, 2006 in Instrument No. 20060712-0084060 Register's Office for Davidson County, Tennessee. James M. Claxton having since died and by Last Will and Testament of James McElroy Claxton, Jr., Docket No. 13P-1262, Seventh Circuit Court for Nashville, Davidson County, Tennessee, Probate Division, subject property was vested in Janie k. Claxton. James M. Claxton and James McElroy Claxton having been one and the same person.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2013, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4595, Page 74, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 5200, page 54, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 2116 Hobbs Road, Unit M 10, Nashville, Tennessee 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, Grantee's heirs or assigns, forever.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this. 20th day of December, 2013

Janie K. Claxton, devisee under the Last Will and
Testament of James McElroy Claxton, Jr., deceased
And Janie K. Claxton, Executrix

State of Tennessee
County of Davidson

On this 20th day of December, 2013 , before me the undersigned authority, personally appeared Janie K. Claxton, devisee under the Last Will and Testament of James McElroy Claxton, Jr., deceased, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-24-2017

Notary

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $110,500.00

Affiant

Sworn and subscribed before me this the 20th day of December, 2013

Notary Public

My Commission Expires: January 11, 2016

SHERI ENGEL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached 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 Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

