G#25904-3 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140024548 DEEDWARR
Recvd: 04/11/14 08:58 2 pgs
Fees:13.00 Taxes:563.79
20140411-0030356

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$152,375.00.**

Anna Marley
Affiant

Subscribed and sworn to before me, this the 10th day of April, 2014.

Katherine Goodson
Notary Public

My commission expires: May 5, 2015
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Cinthia T. Peel	**"New Owner"**	**131020A08200CO**
1704 Castleman Drive		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Kraig Haberer and wife, Julie Haberer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cinthia T. Peel

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. M-2 of the Hobbs House Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Hobbs House Condominiums, of record in Book 5289, Page 515, and as amended in Book 5292, Page 958, Book 5293, Page 612 and in Book 7802, page 299, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5289, Page 558, and as amended in Book 6822, Page 893 and in Book 7824, Page 974, said Register's Office, 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 plan of Hobbs House Condominiums, of record in Book 4595, Page 74 and amended in Book 5200, Page 54, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Kraig Haberer and wife, Julie Haberer, by Warranty Deed dated March 21, 2013, from Barbara Futter, individually and as the personal representative of the Estate of Claude Lee Todd, deceased, of record in Instrument No. 20130325-0028859, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 4595, Page 74, and amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants,

restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The Hobbs House Condominiums, of record in Book 5289, Page 515, and as amended in Book 5292, Page 958, Book 5293, Page 612, and in Book 7802, page 299, Register's Office for Davidson County, Tennessee;

3) By-Laws of The Hobbs House Condominiums of record in Book 5289, Page 558, and as amended in Book 6822, Page 893 and in Book 7824, Page 974, Register's Office for Davidson County, Tennessee;

4) Charter of Hobbs House Homeowners Association of record in Book 5296, Page 689, Register's Office for Davidson County, Tennessee;

5) Conveyance of common elements to Hobbs House Homeowners Association of record in Book 5848, Page 179, Register's Office for Davidson County, Tennessee;

6) Grant of Easement to Comcast of Nashville I, LLC, of record in Instrument No. 20130118-0006274, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **2116 Hobbs Road, #M-2, 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 GRANTEES 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 GRANTEES, 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.

Witness my/our hand(s) this **10th** day of **April, 2014.**

Kraig Haberer

Julie Haberer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Kraig Haberer and wife, Julie Haberer,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **10th** day of **April, 2014.**

Notary Public

My Commission Expires: 2/13/17

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY