Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Michelle D. Ebel 2116 Hobbs Rd, Apt. N-16 Nashville, TN 37215	~~Same as New Owner~~ Avenue Bank 1111 Old Ave. S. Ste 200 Nashville TN 37203	Map: 131-02-A Parcel: 118.00 CO
This instrument prepared by: David B. Gray, Tune, Entrekin & White, P.C 1700 UBS Tower 315 Deaderick Street, Nashville, TN 37238		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **Kelly Williams Massey** formerly Kelly D. Williams, and husband William Jacob Massey ("Grantor") have bargained and sold, and hereby transfer and convey to **Michelle D. Ebel,** unmarried ("Grantee"), her heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Unit No. N-16 on the Plan of Hobbs House Condominium Apartments, according to the Master Deed of record in Book 5289, page 515, Book 5292, page 958; 5293, page 612, Book 7802, page 299, Book 6822, page 893, and Book 7824, page 974, Register's Office for Davidson County, Tennessee, and more particularly described in Plat Book 4595, page 74, amended in Plat Book 5200, page 54, said Register's Office, to which plat reference is hereby made for a more particular description.
>
> Being the same property conveyed to Kelly D. Williams by deed from Jeffrey A. Pratt, unmarried, as of record in Instrument No. 20061030-0134077, Register's Office for Davidson County, Tennessee. Kelly D. Williams is now married and is known as Kelly Williams Massey.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, her heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

> This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, existing easements and restrictions, if any, and right-of-way for public utilities; All matters as shown on subdivision plan of record in Book 4595, page 74, as amended in Plat Book 5200, page 54, said Register's Office; Master Deed and By-Laws of record in Book 5289, Page 515, Book 5292, page 958, Book 5293, page 612, Book 7802, page 299, Book 6822, page 893 and Book 7824, page 974, said Register's Office; Grant of easement to Comcast of Nashville I, LLC, as of record in Instrument No. 20130118-0006274, said Register's Office.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, her heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 2116 Hobbs Rd, Apt. N-16, Nashville, TN 37215.

BILL GARRETT, Davidson County
Trans:T20140046810 DEEDWARR
Recvd: 07/01/14 12:31 2 pgs
Fees:13.00 Taxes:505.05
20140701-0057708

EXECUTED this 20th day of June, 2014.

Kelly Williams Massey

William Jacob Massey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Kelly Williams Massey (formerly Kelly D. Williams), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2014.

Notary Public
My Commission Expires: _____

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, William Jacob Massey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of June, 2014.

Notary Public
My Commission Expires: _____

SHARI A THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires March 7 2017

(SEAL)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $136,500.00.

AFFIANT

Subscribed and sworn to before me this 20th day of June, 2014.

NOTARY PUBLIC

My Commission Expires:
11-3-15

PATRICE J. GALAWAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN