Davidson County	DEEDWARR
Recvd: 07/11/14 10:51	5 pgs
Fees:28.00 Taxes:1278.35	
20140711-0061189	

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31865-06-2014** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $345,500.00. Affiant Subscribed and sworn to before me this 9th day of July, 2014. Notary Public My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: Mary Elizabeth Hobson 4133 Outer Drive Nashville, TN 37204	**Send Tax Bills To:** Pinnacle Bank 150 3rd Avenue, Ste. 900 Nashville, Tn 37201	**Tax Information:** Map and Parcel No.: 132 010 B 00100 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sarah E. Stubblefield, unmarried, and Ralph G. Stubblefield, Jr., unmarried, as tenants in common with right of survivorship**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mary Elizabeth Hobson, unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4133 Outer Drive, Nashville, TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of July, 2014.

Sarah E. Stubblefield

Ralph G. Stubblefield, Jr. by Sarah Stubblefield, attorney in fact
BY: Sarah Stubblefield, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sarah Stubblefield ~~and Ralph G. Stubblefield, Jr.~~**, 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, and who further acknowledged that she is the Attorney-In-Fact for the said Ralph G. Stubblefield, Jr. and is authorized by the said Ralph G. Stubblefield, Jr. to execute this instrument on his behalf.

Witness my hand, at office, this 9th day of July, 2014.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 3, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Sarah E. Stubblefield, the bargainor, 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 at office this 9th day of July, 2014.

Notary Public for the State of Tennessee

My Commission Expires: _____



My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of Outer Townhomes horizontal property regime with private elements established by Declaration of record in Instrument No. 20060515-0056676, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and being located upon Lot No. 122 on the Plan of Rolling Meadows of record in Plat Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah E. Stubblefield, unmarried, and Ralph G. Stubblefield, Jr., unmarried, as tenants in common with right of survivorship, by deed dated December 1, 2011, from John R. Ashton, unmarried, of record in Instrument No. 20111206-0095279, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2014, a lien, but not yet due and payable. Map and Parcel No. 132 010 B 00100 CO.
2. Charter of Incorporation of Outer Townhomes Corporation of record in Instrument No. 20060526-0062498, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Outer Townhomes, of record in Instrument No. 20060515-0056676, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Plan of record as Book 1424, page 98 and 99, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Elizabeth J. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Elizabeth J. Smith

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth J. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017