mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14071536

BILL GARRETT, Davidson County
Trans:T20140061191 DEEDWARR
Recvd: 08/19/14 11:43 2 pgs
Fees:13.00 Taxes:480.63
20140819-0075192

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $129,900.00.

Affiant

Subscribed and sworn to before me, this 15th day of August, 2014.

Notary Public
My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jennifer Lynn Bradley 2116 Hobbs Road Apt. M-11 Nashville TN 37215	New Owner	Tax Parcel ID No. 131020A09400CO

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, **Cinthia T. Peel, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer Bradley, a single woman** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. M-11 of Hobbs House Apartments, of record in Plat Book 5200, Page 54, said Register's Office, and further established by the Master Deed 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, and Book 8483, Page 670, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Cinthia T. Peel by Special Warranty Deed from Leslie V. Matthews, Trustee under the Irrevocable Trust Agreement of Helen W. Blue dated March 12, 2012, recorded on the 3rd day of May, 2012 in Instrument No. 20120503-0037957, in the Register's Office of Davidson County, Tennessee.

This property was never the marital residence of Cinthia T. Peel.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HOBBS HOUSE CONDOMINIUM APARTMENT SITE, as recorded in Plat Book 4595, Page(s) 74, amended in Book 5200, Page 54.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612, Book 6822, Page 893 and Book 7802, Page 299.

Terms and provisions of by-Laws recorded in Book 6822, Page 893 and Book 7824, Page 974.

Charter recorded in Book 5296, Page 689.

Quitclaim Deed for Common Area recorded in Book 5848, Page 179.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HOBBS HOUSE CONDOMINIUM APARTMENT SITE of record in Book 5289, Page 515, as amended by instrument(s) of record in Book 5292, Page 958, Book 5293, Page 612 and Book 7802, Page 299; also subject to easements, rights and interests 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.

Appointment of Successor Trustee to Master Deed recorded in Book 8483, Page 670.

This is improved property located at 2116 Hobbs Road Apt. M-11 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of August, 2014.

Cinthia T. Peel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cinthia T. Peel, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of August, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014