Davidson County DEEDWARR
Recvd: 09/19/14 16:14 4 pgs
Fees:23.00 Taxes:592.00
20140919-0086410

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. 31985-09-2014** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. Affiant Subscribed and sworn to before me this 19th day of September, 2014. Notary Public My Commission Expires:

ELIZABETH J. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

WARRANTY DEED

Address New Owner: David T. Hobbs, Kathryn G. Hobbs 3605 Colewood Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 114 080 C 02900 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, **Andrew Gochenaur and wife, Cassie H. Gochenaur**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David T. Hobbs and Kathryn G. Hobbs, husband and wife** ("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 7277 Charlotte Pike, #103, Nashville, TN 37209

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 19th day of September, 2014.

Andrew Gochenaur
by: Robert M. Diehl, Attorney-In-Fact
Andrew Gochenaur
BY: Robert M. Diehl, Attorney-In-Fact

Cassie H. Gochenaur
by: Robert M. Diehl, Attorney-In-Fact
Cassie H. Gochenaur
BY: Robert M. Diehl, 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, **Robert M. Diehl**, 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, and who further acknowledged that he is the Attorney-In-Fact for the said **Andrew Gochenaur and Cassie H. Gochenaur** and is authorized by the said **Andrew Gochenaur and Cassie H. Gochenaur** to execute this instrument on their behalf.

Witness my hand, at office, this 19th day of September, 2014.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of West Park, Phase 1, of record in Instrument No. 20040624-0075135, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of West Park Homeowners Association, Inc., a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, as amended in Instrument No. 20041221-0151636 to create a horizontal property regime with private elements, and further amended in Instrument No. 20050222-0018812, said Register's Office.

Being the same property conveyed to Andrew Gochenaur and wife, Cassie H. Gochenaur, by deed dated August 23, 2009, from Margo D. Fortney, married, of record in Instrument No. 20090806-0074017, 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. 114 080 C 02900 CO.
2. 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 West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, as amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20040624-0075135, Register's Office for Davidson County, Tennessee.
5. Overhang easement for electric power lines of record in Book 6301, page 684, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20030530-0073233 and Instrument No. 20051123-0141922, 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

