BILL GARRETT, Davidson County
Trans:T20140093863 DEEDWARR
Recvd: 12/16/14 09:43 2 pgs
Fees:13.00 Taxes:610.30
20141216-0114784

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $164,946.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 12TH DAY OF DECEMBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES 8/18/18

JANE CARTER NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6593.SPIVEY

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Chesney Spivey	Mortgage Investors Group	131020A00500CO
2116 Hobbs Road Apt. A5	8320 East Walker Springs Ln, Ste 200	
Nashville, TN 37215	Knoxville TN 37923	

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

JULIE DAVIS, MARRIED

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

CHESNEY SPIVEY, A SINGLE WOMAN

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

Land in Davidson County, Tennessee, being Unit No. A-5 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 Julie Cathey Adcox by Warranty Deed from Cheryl A. McGary, recorded on the 13th day of July, 2005 in Instrument No. 20050713-0080991, in the Register's Office of Davidson County, Tennessee. Julie Cathey Adcox having since married Chris Davis and now known as Julie Davis.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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

c. 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, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5289, Page 515, Book 5292, Page 958, Book 5293, Page 612 and Book 7802, Page 299 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

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

f. Charter recorded in Book 5296, Page 689.

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

h. 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.

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

This is improved property known as 2116 Hobbs Road Apt. A5, 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 in 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 Our hand on the 12th day of December, 2014.

Julie Davis

Julie Davis

Chris Davis

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, JULIE DAVIS AND CHRIS DAVIS, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Franklin, Tennessee, this 12th day of December, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6593 SPIVEY

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067