WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140097396 DEEDWARR
Recvd: 12/31/14 08:47 2 pgs
Fees: 13.00 Taxes: 444.00
20141231-0119053

R-MFR-14-2116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00.

Brian Mitchell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF DECEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Fisher C. DeZevallos	new owner	
(NAME)	(NAME)	**131-02-0A-030.00-CO**
2116 HOBBS RD G4		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHARLOTTE V. KELLEY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FISHER C. DEZEVALLOS, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that 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. G-1 on the Plan of Hobbs House Condominium Apartments, according to the Master Deed of record in Book 5289, Page 515, in the Register's Office for said County, and Plan in Book 4595, Page 74, as amended in Book 5200, Page 54, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Charlotte V. Kelley, unmarried by Warranty deed from Brian C. Moth and wife, Betty June Moth of record in Book 9507, page 990, Register's Office for Davidson County, Tennessee, dated October 28, 1994 and recorded on November 01, 1994.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4595, Page 74, amended in Plat Book 5200, Page 54, Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium of record in Book 5289, Page 515, amended in Book 5292, page 958, Book 5293, page 612 and in Book 7802, page 299, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5289, Page 558, as amended in Book 6822, Page 893 and in Book 7824, Page 974, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5296, Page 689, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common elements of record in Book 5848, Page 179, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130118-0006274, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2116 Hobbs Road G-1, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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 my/our hand(s) this the 24th DAY OF DECEMBER, 2014.

Charlotte V. Kelley

Charlotte V. Kelley

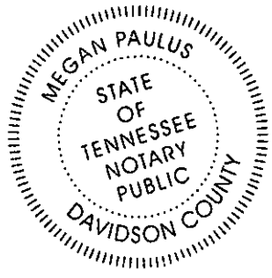
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLOTTE V. KELLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of December, 2014.

Megan Paulus

Notary Public
My Commission Expires: 1-9-16
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212