THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15023076** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $164,400.00. Affiant Subscribed and sworn to before me, this 20th day of February, 2015. Notary Public My Commission Expires: 9/10/18

WARRANTY DEED

Address New Owner: Jeff Harmon 2116 Hobbs Rd #M2 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131020A08200CO

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 **Jeff Harmon**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. M-2 of the Hobbs House Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Hobbs House Condominiums, 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, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5289, Page 558, and as amended in Book 6822, Page 893 and in Book 7824, Page 974, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hobbs House Condominiums, of record in Book 4595, Page 74 and amended in Book 5200, Page 54, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Cinthia T. Peel by Warranty Deed from Kraig Haberer and wife, Julie Haberer, recorded on the 11th day of April, 2014 in Instrument No. 20140411-0030356, in the Register's Office of Davidson County, Tennessee.

Said property has never been 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 2015 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.

BILL GARRETT, Davidson County
Trans:T20150013573 DEEDWARR
Recvd: 02/25/15 08:36 2 pgs
Fees:13.00 Taxes:608.28
20150225-0015950

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. Grant of Easement to Comcast of Nashville I, LLC as set forth in instrument recorded in Instrument No. 20130118-0006274.

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 Rd #M2 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 20th day of February, 2015.

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 20th day of February, 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018