WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $136,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF MAY, 2015.

Notary Public

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

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

O-FD-15-2116

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 DeZevallos	**New Owner**	
(NAME)	(NAME)	
2116 Hobbs Road #J-1		**131020A10200CO**
(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 **ANNE MARIE HUDICK, TRUSTEE OF THE ANNE MARIE HUDICK REVOCABLE TRUST DATED MAY 20, 1998,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **FISHER 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 N-2 on the plan of Hobbs House Condominium Apartments of record in Plat Book 4595, Page 74, amended in Book 5200, Page 54, 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 the Hobbs House, a horizontal property regime established by Master Deed and by-laws of record in Book 5289, Page 515, amended in Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299, Book 6822, Page 893, Book 7824, Page 974, said Register's Office.

Being the same property conveyed to Anne Marie Hudick, Trustee of the Anne Marie Hudick Revocable Trust dated May 20, 1998 by Warranty Deed from Benjamin B. Princehorn and Sarah Princehorn, recorded on the 8th day of December, 2010 in Instrument No. 20101208-0097740, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4595, Page(s) 74, amended in Book 5200, Page 54, Register's Office for Davidson County.
- 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, Book 7824, Page 974 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).
- Terms and provisions of by-Laws recorded in Book 6822, Page 893 and Book 7824, Page 974.
- Charter recorded in Book 5296, Page 689.
- 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 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.
- Grant of Easement recorded as Instrument No. 20130118-0006274.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **2116 Hobbs Road #N-2, Nashville, Tennessee 37215.**

BILL GARRETT, Davidson County
Trans: T20150037470 DEEDWARR
Recvd: 05/14/15 10:08 2 pgs
Fees: 13.00 Taxes: 505.05

20150514-0044322

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 7 DAY OF MAY, 2015.

Anne Marie Hudick, Trustee of the Anne Marie Hudick Revocable Trust dated May 20, 1998

BY: Anne Marie Hudick
Anne Marie Hudick
Trustee

STATE OF Virginia

COUNTY OF Roanoke

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE MARIE HUDICK, TRUSTEE of ANNE MARIE HUDICK, TRUSTEE OF THE ANNE MARIE HUDICK REVOCABLE TRUST DATED MAY 20, 1998, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 7 of May, 2015.

Emily Jones Tumath
Notary Public
My Commission Expires: September 30, 2019
(SEAL)

EMILY JONES TUMATH
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7628943
My Commission Expires 9/30/19

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