THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 199,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF October, 2015 Notary Public MY COMMISSION EXPIRES: March 8, 2016 (AFFIX SEAL)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Peacock	Farmington Mtg Division of Capstar Bank	MAP
4487 Post Place # 19	2002 Richard Jones Rd #300	PARCEL 103-15-0B-019.00-CO
Nashville, TN 37205-1622	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I, **L.D. Hobbs, Trustee of the Hobbs Revocable Living Trust Agreement U/A/D February 16, 1988**

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

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 19 of Lion's Head Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Lion's Head Condominium of record in Book 5340, Page 70, and shown on Plan of records in Book 5200, Page 82, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to L.D. Hobbs, Trustee U/A/D February 16, 1998 of the Hobbs Revocable Living Trust Agreement by Quitclaim deed from L.D. Hobbs, a unmarried male of record in Book 10891, page 152, Register's Office for Davidson County, Tennessee, dated February 16, 1998 and recorded on April 20, 1998.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **4487 Post Place # 19, Nashville, TN 37205-1622.**

BILL GARRETT, Davidson County
Trans: T20150084514 DEEDWARR
Recvd: 10/05/15 11:11 2 pgs
Fees: 13.00 Taxes: 739.63
20151005-0101072

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, their heirs and assigns forever; and we do covenant with 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 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 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 his hand( ) this the 30 day of September, 2015.

Hobbs Revocable Living Trust Agreement U/A/D February 16, 1988

L. D. Hobbs, Trustee

L. D. Hobbs, Individually

STATE OF Alabama
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **L. D. Hobbs** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Hobbs Revocable Living Trust Agreement U/A/D February 16, 1998** the within named bargainor, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **L. D. Hobbs** as such **Trustee**.

Witness my hand and seal this the 30 day of September, 2015.

My Commission expires MY COMMISSION EXPIRES JULY 6, 2019

Notary Public

MONIQUE HEBERT NOTARY PUBLIC ALABAMA STATE AT LARGE

STATE OF Alabama

COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **L.D. Hobbs** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that HE executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 30 day of September, 2015.

MY COMMISSION EXPIRES JULY 6, 2019

My Commission expires

Notary Public

MONIQUE HEBERT NOTARY PUBLIC ALABAMA STATE AT LARGE