29531-8 Box 14

| WARRANTY DEED | State of Tennessee<br>County of Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 7th day of April, 2017.<br><br>Notary Public<br><br>My commission expires:<br>(AFFIX SEAL) |
|---|---|

BILL GARRETT, Davidson County
Trans:T20170029895 DEEDWARR
Recvd: 04/10/17 10:26 2 pgs
Fees:13.00 Taxes:684.50
20170410-0034707

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **William Norman**<br>**Jenny Wilson** | **Franklin Synergy Bank** | **Map 131-02-0-A Parcel 011.00co** |
| **2116 Hobbs Road, Unit C-2** | **722 Columbia Avenue** | |
| **Nashville, TN 37215** | **Franklin, TN 37064** | |

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

**THACK I, LLC, a Tennessee limited liability company**

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

**William Norman and Jenny Wilson, husband and wife**

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 Condominium Apartment in Davidson County, Tennessee, being Unit No. C-2 of Hobbs House Apartments, Condominium Apartments, as shown on the plan of record in Book 4595, Page 74, amended in Book 5200, Page 54, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description thereof, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Hobbs House Condominiums by Master Deed of record in Book 5289, Page 515, amended in Book 5292, Page 958, Book 5293, Page 612 and Book 7802, Page 299, said Register's Office.**

**Being the same property conveyed to Thack I, LLC, a Tennessee limited liability company, by Deed dated July 28, 2014 from Liann L. Hagy, unmarried, of record in Instrument No. 20140729-0067396, and Scrivener's Affidavit dated August 14, 2014 of record in Instrument No. 20140815-0073778, Register's Office for Davidson County, Tennessee.**

**Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 5200, Page 54, amending Plat Book 4595, Page 74, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) The Premises herein insured is a condominium apartment established pursuant to all 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 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 building 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 Condominiums, of record in Book 5289, Page 515, and as amended in Book 5292, Page 958, Book 5293, Page 612, and Book 7802, Page 299, said Register's Office. 3) By-Laws of Hobbs House Homeowners' Association, Inc. of record in Book 5289, Page 558, and as amended in Book 6822, Page 893 and Book 7824, Page 974, Register's Office for Davidson County, Tennessee. 4) Charter of Hobbs House Homeowners' Association, Inc. of record in Book 5296, Page 689, Register's Office for Davidson County, Tennessee. 5) Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130118-0006274 and Instrument No. 20151130-0120250, said Register's Office.**

This is improved (__X__) Unimproved (____) property, known as **2116 Hobbs Road, Unit C-2, 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 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 my/our hand(s) this **7th** day of **April, 2017.**

**THACK I, LLC, a Tennessee limited liability company**

Susan Thackeray, Authorized Agent

**Susan Thackeray, Authorized Agent**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Susan Thackeray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the authorized agent of THACK I, LLC, within named bargainor, a Tennessee limited liability company, and that he as such authorized agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as such authorized agent.

Witness my hand and official seal at Nashville, Tennessee, this **7th** day of **April, 2017.**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**Notary Public**

**My Commission Expires:** 1/17/21