WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/17 14:55 3 pgs
Fees:18.00 Taxes:263.63
20170803-0079464

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $71,250.00

William Scott

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19th day of July, 2017,

Sally Elpers

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

Sally Elpers State of Tennessee Notary Public Davidson County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Main , 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Marcherie and Evette Savage, Co-Trustees	Same	131 02 0A 110.00
(NAME)	(NAME)	
2116 Hobbs Road N18		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seventy-One Thousand Two Hundred Fifty And No/100 Dollars ($71,250.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **William Scott, III, Personal Representative of the Estate of Paul R. Francis, Jr., deceased**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **Marcherie Savage and Evette Savage, Co-Trustees of the N18 Hobbs Family Trust, dated 11/29/2016**, hereinafter called the Grantee, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain condominium in Davidson County, Tennessee, being Unit No. N-18 on the plan of Hobbs House Condominium Apartments, of record in Book 4595, page 74 as amended in Book 5200, page 54, Register's Office for said County which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Paul R. Francis, Jr., unmarried by Warranty Deed from Francis A. Mariano, Jr. and wife, Victoria N. Mariano dated August 31, 1989 and recorded September 12, 1989 in Book 7935, Page 896, in said Register's Office for Davidson County, Tennessee. Paul R. Francis having died testate on November 29, 2015, his Last Will and Testament Probated in Case No. 15P2123, in the Seventh Circuit Court for Davidson County, Tennessee.

File Number: NAT-173541FC

This conveyance is subject to all matters appearing in the Master Deed and By-Laws of record in Book 5289, page 515, Book 5292, page 958, Book 5293, page 612, Book 6822, page 893, Book 7802, page 299 and Book 7824, page 974, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2116 Hobbs Road, Unit N-18, 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, 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, has 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 our hands this 19th day of July, 2017.

William Scott, III, Personal Representative of the Estate of Paul R. Francis, Jr., deceased

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **William Scott, III, Personal Representative of the Estate of Paul R. Francis, Jr., deceased**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2017.

Notary Public

My Commission Expires: 1-6-20

(SEAL)

Sally Elpers State of Tennessee Notary Public Davidson County

File Number: NAT-173541FC

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney ~~and~~/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

