WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/03/17 14:56 3 pgs
Fees:18.00 Taxes:418.10
20170803-0079465

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $113,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires November 6, 2017

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).
Mermen Properties, LLC	Same - New Owner	131 02 0A 110.00
(NAME)	(NAME)	
718 Thompson Lane, Suite 108-236		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Thirteen Thousand And No/100 Dollars ($113,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Marcherie Savage and Evette Savage, Co-Trustees of the N18 Hobbs Family Trust, dated 11/29/2016,** hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Mermen Properties, LLC**, hereinafter called the Grantee, its 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.

Being the same property further conveyed to Marcherie Savage and Evette Savage, Co-Trustees of the N18 Hobbs Family Trust, dated 11/29/2016 by deed from the Estate of Paul R. Francis, dated July _____, 2017 and recorded July _____, 2017, as Instrument No. ____ **20170803-0079464** ____, in the Register's Office for Davidson County, Tennessee.

File Number: NAT-173541FC

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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.

Trustee

Marcherie Savage,
Co-Trustee of the N18 Hobbs Family Trust
dated 11/29/2016

Trustee

Evette Savage,
Co-Trustee of the N18 Hobbs Family Trust
dated 11/29/2016

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

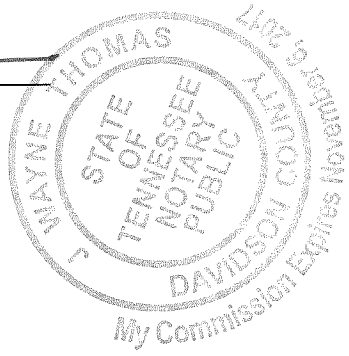
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Marcherie Savage and Evette Savage, Co-Trustees of the N18 Hobbs Family Trust, dated 11/29/2016**, the bargainorS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such personS 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:

(SEAL)



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)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019