Bill Garrett Davidson County
Batch# 5249 DEEDWARR
09/27/2017 11:05:30 AM 4 pgs
Fees: $23.00 Taxes: $784.40
20170927-0098880

#33887

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33887-08-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $212,000.00. D.T. Hobbs Affiant Subscribed and sworn to before me this 22nd day of September, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: Bridget A. Frosina 7277 Charlotte Pike #103 Nashville, TN 37209	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 114 08 0 C 029 00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David T. Hobbs and Kathryn G. Hobbs, husband and wife**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Bridget A. Frosina, single** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 7277 Charlotte Pike #103, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 22nd day of September, 2017.

David T. Hobbs

Kathryn G. Hobbs by David T. Hobbs her Attorney in Fact
Kathryn G. Hobbs, by David T. Hobbs, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David T. Hobbs ~~and Kathryn G. Hobbs,~~ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of September, 2017.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David T. Hobbs, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Kathryn G. Hobbs, and he is authorized by Kathryn G. Hobbs to execute this instrument on her behalf.

Witness my hand, at office, this 22nd day of September, 2017.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 29 on the Plan of West Park, Phase 1, of record in Instrument No. 20040624-0075135, 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 West Park Homeowners Association, Inc., a horizontal property regime established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040304-0024541, as amended in Instrument No. 20041221-0151636 to create a horizontal property regime with private elements, and further amended in Instrument No. 20050222-0018812, said Register's Office.

Being the same property conveyed to David T. Hobbs and Kathryn G. Hobbs, husband and wife, by deed dated September 19, 2014 from Andrew Gochenaur and wife, Cassie H. Gochenaur, of record in Instrument No. 20140919-0086410, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 114 08 0 C 029 00 CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for West Park Homeowners Association, Inc., of record in Instrument No. 20040304-0024541, as amended in Instrument No. 20041221-0151636 and Instrument No. 20050222-0018812, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Instrument No. 20040624-0075135, Register's Office for Davidson County, Tennessee.
5. Overhang easement for electric power lines of record in Book 6301, page 684, Register's Office for Davidson County, Tennessee.
6. Storm water detention agreement of record in Instrument No. 20030530-0073233 and Instrument No. 20051123-0141922, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

