Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RBR17-2052

Bill Garrett Davidson County
Batch# 25715 DEEDWARR
11/15/2017 09:55:26 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50

20171115-0117265

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 33976-10-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $345,000.00.

Affiant

Subscribed and sworn to before me this 10th day of November, 2017.

Notary Public
My Commission Expires: 7/6/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael L. Jobe Lindi Jo M. Jobe 1015 Bate Avenue Nashville, TN 37204	new owner	Map and Parcel No.: 105 14 0 A 016 00CO

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, Jennifer E. Cox, an unmarried woman ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Michael L. Jobe and Lindi Jo M. Jobe, husband and wife (collectively, "Grantees"), their successors, 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 2052 Elliott Avenue, Nashville, TN 37204.

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

And Grantor covenants that she 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 herself, her heirs and assigns to warrant and forever defend the title to

said real estate to Grantees, their 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 10th day of November, 2017.

GRANTOR:

Jennifer E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jennifer E. Cox, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of November, 2017.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 9/7/21

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2052, together with the appurtenant interest in the common elements of Waverly Place II Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit C to the aforementioned Declaration.

Being the same property conveyed to Jennifer E. Cox, an unmarried person, by deed dated May 15, 2007 from Jane E. Molteni, unmarried of record in Instrument No. 20070516-0058575, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018 and subsequent years, a lien, but not yet due and payable, which have been assumed by Grantees. Map and Parcel No. 105 14 0 A 016 00CO.
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 Waverly Place II Townhomes, of record in Instrument No. 20040909-0109214, 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 attached as Exhibit C to the Declaration of record in Instrument No. 20040909-0109214, Register's Office for Davidson County, Tennessee.