THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415844

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $222,087.00.

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2018.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 88141 DEEDWARR
05/04/2018 09:48:17 AM 2 pgs
Fees: $13.00 Taxes: $821.72

20180504-0042618

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grace Allen 2116 Hobbs Road K8 Nashville TN 37215	New Owner	Tax Parcel ID No. 131020A06900CO

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, **Joshua A. Garcia, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grace Allen**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. K-8, on the plan of Hobbs House Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joshua A. Garcia, an unmarried man by Warranty Deed from Aaron Kelley and Miranda Kelley, recorded on the 4th day of December, 2012 in Instrument No. 20121204-0111486, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF HOBBS HOUSE APARTMENTS, as recorded in Plat Book 4595, Page(s) 74, amended in Plat Book 5200, Page 54.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HOBBS HOUSE Condominium of record in Book 5289, Page 515 , as amended by instrument(s) of record in Book 5292, Page 958, Book 5293, Page 612 and Book 7802, Page 299; also subject to easements, rights and interests 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.

Terms and provisions of by-Laws of The Hobbs House recorded in Book 5289, Page 558, Book 6822, Page 893 and Book 7824, Page 974 .

Grant of Easement to Comcast of Nashville I, LLC as set forth in instrument recorded in Instrument Nos. 20130118-0006274 and 20151130-0120250.

Homeowner's Association Charter recorded in Book 5296, Page 689.

Conveyance to Homeowner's Association recorded in Book 5848, Page 179.

This is improved property located at 2116 Hobbs Road K8 Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 3rd day of May, 2018.

Joshua A. Garcia by Hava Melissa Garcia, Attorney-in-fact

Joshua A. Garcia
By: Hava Melissa Garcia, 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, Hava Melissa Garcia, 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, and who further acknowledged that she is the Attorney-in-Fact for Joshua A. Garcia and that she is authorized by Joshua A. Garcia to execute this instrument on their behalf.

WITNESS my hand, at office, this 3rd day of May, 2018.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018