Bk 29

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE 21116
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF May, 2018.

Notary Public Ollie Mai Parsley
MY COMMISSION EXPIRES: 3/ 8/2022

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 323 Emery Drive, Nashville, TN 37214-3113

NAME	ADDRESS
Address New Owner(s) as Follows: Hobbs Music Valley Land, LLC	Send Tax Bills To: New Owners
(Name) 2607 Crump Drive	(Name)
(Street Address or Route Number) Nashville, TN 37214-2122	(Street Address)
(City) (State) (Zip)	(City) (State) (Zip)

Bill Garrett Davidson County
Batch# 88318 DEEDWARR
05/04/2018 01:38:10 PM 2 pgs
Fees: $13.00 Taxes: $555.00

20180504-0042900

Map-Parcel Number(s): 108080D01600CO

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Fred Sparling and wife, Barbara Sparling HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Hobbs Music Valley Land, LLC HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being a certain Condominium Apartment Unit No. 16, Lot No. 20 on the Plan of Quail Valley, Section 3, Phase V, as of record in Plat Book 5200, page 435, Register's Office for said County, to which reference is made for a more complete description.

BEING part of the same property conveyed to Fred Sparling by Quitclaim Deed from Shari Thompson, Trustee, filed of record in Instrument No. 20000614-0059285, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

This is improved property known as 1226 Quail Road, Nashville, TN 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns, forever; and we do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have 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 GRANTEE, 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 his/her/their hand(s) this 3rd day of May, 2018.

Seller

Fred Sparling

Barbara Sparling

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public within and for the State and County aforesaid, the within named Fred Sparling and wife, Barbara Sparling, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 3rd day of May, 2018.

My commission expires 3/ 8/2022.

Notary Public: Ollie Mai Parsley

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-8-2022