WARRANTY DEED

Bill Garrett Davidson County
Batch# 98258 DEEDWARR
05/30/2018 01:48:35 PM 2 pgs
Fees: $13.00 Taxes: $1,191.40
20180530-0051534

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF MAY, 2018,

Notary Public

MY COMMISSION EXPIRES: 1-24-22
(AFFIX SEAL)

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Franklin , 9175 Carothers Parkway, Ste. 105, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S)
Aaron Lee Puryear	CMG	131 06 0E 320.00
(NAME)	(NAME)	
320 Boxmere Place	3160 Crow Canyon Rd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	San Ramon CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Twenty-Two Thousand And No/100 Dollars ($322,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Darrin Clay Hobbs, a married person Dana Jorgensen, a married person, as tenants in common**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Aaron Lee Puryear, a single man**, 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:

Being Unit 320 of Burton Hills, Village of Boxmere, Phase I, a condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotate, and as established by a Master Deed of record in Book 6666, Page 749, as amended by Amendments of record in Book 6824, Page 308, and Book 6908, Page 738, Book 6921, Page 226, and amendment to By-Laws of record in Book 6911, Page 831, Register's Office, Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit C of said Master Deed. Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase I, a Condominium, as set forth in said Master Deed as amended for a more complete identification and description of such Unit.

Being the same property conveyed to Constantin F. Aliferis, unmarried by Warranty Deed from David W. Wu and L.Y. Frank Wu dated July 9, 2001 and recorded July 18, 2001 in Instrument No. 20010718-0076084, in the said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Darrin Clay Hobbs and Dana Jorgensen, as tenants in common by Warranty Deed from Constantin F. Aliferis, unmarried dated February 15, 2018 and recorded

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February 20, 2018 as Instrument No. 20180220-0015707, in the said Register's Office for Davidson County, Tennessee.

Grantors warrant that they have never lived in the subject property as married persons and that the subject property is not subject to any maritial rights therein.

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 320 Boxmere Place, 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 24th day of May, 2018

Darrin Clay Hobbs

Dana Jorgensen

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 Darrin Clay Hobbs, a married person Dana Jorgensen, a married person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission expires on 02/21/2022
WILLIAMSON COUNTY

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