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**THIS INSTRUMENT PREPARED BY:**

**Bradley T. Bald, Esq.**
**The Row Title & Escrow, LLC**
**20 Music Square West, Suite 200**
**Nashville, TN 37203**

Karen Y Johnson Davidson County
Batch# 142549 **DEEDWARR**
09/19/2018 08:16:20 AM 2 pgs
Fees: $13.00 Taxes: $865.80

20180919-0092704

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $234,000.00

Affiant

Subscribed and sworn to before me, this 17th day of September 2018.

Notary Public I. Dyke Tatum
My Commission Expires: 5/3/2021

## WARRANTY DEED

| Address New Owner: | Send Tax Bills to: | Tax Information: |
|---|---|---|
| Laura Reinart<br>2116 Hobbs Rd, Apt K7<br>Nashville, TN 37215 | New Owner<br>**Wells Fargo Bank, N.A.**<br>**2701 Wells Fargo Way**<br>**Minneapolis, MN 55467-8000** | Tax Parcel ID No.<br>131-02-0A-068.00 CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY HOFFMAN, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LAURA REINERT, UNMARRIED,** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

**Land in Davidson County, Tennessee, being Unit No. K-7, on the Horizontal Property Regime for The Hobbs House, as recorded in the Master Deed of record in Book 5289, page 515, amended in amended in Book 5292, page 958, Book 5293, page 612 and Book 7802, page 299 and as shown on plat of record in Book 4595, page 74, which was supplemented in Book 5200, page 54, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.**

**Being the same property conveyed to NANCY HOFFMAN, by deed from ROBERT NICHOL, UNMARRIED, of record in Instrument No. 20120906-0080760, dated August 27, 2012, said Register's Office.**

This is improved property commonly known as: **2116 HOBBS RD, APT K7, NASHVILLE, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenant that she has 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 bind herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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**, Grantors have executed this instrument on this 17th day of September, 2018.

**NANCY HOFFMAN**

STATE OF Tennessee )
)
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY HOFFMAN**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17th day of September, 2018.

JENNIFER S GHANEM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission Expires: _____