RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN1811103

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152762 **DEEDWARR**
10/19/2018 12:43:26 PM 2 pgs
Fees: $13.00 Taxes: $684.50

20181019-0103935

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of October, 2018.

NOTARY PUBLIC

My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY Exp. 4-13-2022

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Chelius and Victoria Robson 2116 Hobbs Road M4 Nashville, TN 37215	Same address as new owner	131 02 0A 091.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Eighty Five Thousand and 00/100 Dollars ($185,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **THOMAS CHELIUS AND JOANNE CHELIUS, husband and wife,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL CHELIUS AND VICTORIA ROBSON, husband and wife,** hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit M-4 of Hobbs House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Plat Book 4595, Page 74, as amended in Book 5200, Page 54, Register's Office for Davidson County, to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Thomas Chelius and wife, Joanne Chelius by Warranty Deed from Karen Lawrence F/K/A Karen Hicks and husband, Christian Lawrence and Carolyn Sharp Hicks, a single woman, dated April 30, 2014 and recorded at Instrument No. 201405070039146, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 2116 Hobbs Road, Unit M-4, Nashville, TN 37215, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 16th day of October, 2018.

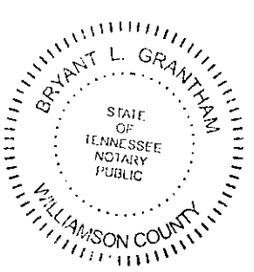
THOMAS CHELIUS

JOANNE CHELIUS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Thomas Chelius and Joanne Chelius, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 16th day of October, 2018.



Notary Public

Bryant L. Grantham
Printed Notary Name

My commission expires: 6-20-2021