Karen Y Johnson Davidson County
Batch# 162076 DEEDWARR
11/16/2018 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $508.75
20181116-0113345

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

CRT File No. 181018193

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $137,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of November, 2018.

DAWN THOMPSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

Notary Public
My Commission Expires: 12/10/2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Campbell Mobley 2025 Woodmont Blvd Apt 337 Nashville TN 37215	New Owner	Tax Parcel ID No. 117-11-0J-337.00-CO

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, **Janet Frenkel, n/k/a Janet Jones, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Campbell Mobley, an unmarried woman**, ("Grantees"), its 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. 337, together with the appurtenant interest in the common elements of the Hillmont Condominiums, a horizontal property regime established by Master Deed of record in Instrument No. 20040209-0015685, as re-recorded in Instrument No. 20040212-0017074, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plan attached as Exhibit "C" to the aforementioned.

Being the same property conveyed to Janet Frenkel, an unmarried woman by Warranty deed from Rebecca Jane Shipp, a single person of record in Instrument No. 20170412-0035709 Register's Office for Davidson County, Tennessee, dated April 07, 2017 and recorded on April 12, 2017. Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

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.

Taxes for the year 2019, a lien not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property

0015685, as re-recorded in Instrument No. 20040212-0017074, and amended in Instrument No. 20050404-0036415 and Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee.

Sewer Easement of record in Book 3921, Page 507, Register's Office for Davidson County, Tennessee.

Right of Entry Agreement of record in Book 9921, Page 620, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20110930-0075711, in the Register's Office for Davidson County, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2025 Woodmont Blvd Apt 337 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 14th day of November, 2018.

Janet Frenkel, n/k/a Janet Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet Frenkel, n/k/a Janet Jones, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2018.

Nathan L. Powers
Notary Public
My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, John W. Bishop, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, D. Thompson, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

D THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12/10/2019.

Notary's Seal (If on paper)