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

CRT File No. 181018284

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $222,750.00.

Affiant

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

Carmen Coats
Notary Public
My Commission Expires: _____

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Y Johnson Davidson County
Batch# 177230 **DEEDWARR**
12/21/2018 02:31:15 PM 2 pgs
Fees: $13.00 Taxes: $824.18

20181221-0124533

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Anthony R. Gulino 2116 Hobbs Road Apt G8 Nashville TN 37215	MORTGAGE INVESTORS GROUP 8320 EAST WALKER SPRINGS LN STE 200 KNOXVILLE, TN 37923	Tax Parcel ID No. 131 02 0A 037.00 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, **T. Colin Wright, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Anthony R. Gulino, an unmarried man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. G-8 of Hobbs House Condominium Apartments of record in Book 4595, Page 74, as amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to T. Colin Wright, unmarried by Warranty Deed from John McConnell and wife, Rory McConnell, recorded on the 27th day of April, 2005 in Instrument No. 20050427-0046931, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 4595, Page(s) 74 and Plat Book 5200, Page 54.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 5289, Page 515; Book 5292, Page 958; Book 5293, Page 612; Book 6822, Page 893; Book 7802, Page 299; Book 7874, Page 974 and Book 8487, Page 670.

Charter recorded in Book 5296, Page 689.

Easement for Comcast, recorded in Instrument Nos. 20130118-0006274 and 20151130-0120250.

Conveyance for Common Area recorded in Book 5848, Page 179.

This is improved property located at 2116 Hobbs Road Apt G8 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 17th day of December, 2018.

T. Colin Wright by:
Nathan Matwijec, Attorney-in-Fact

T. Colin Wright
By: Nathan Matwijec, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Matwijec, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for T. Colin Wright and that he is authorized by T. Colin Wright to execute this instrument on his behalf.

WITNESS my hand, at office, this 17th day of December, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022