Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-2050

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 5th day of September, 2019

Notary Public

Commission Expires: 9/6/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Fox and Andrew McElhenny 2116 Hobbs Road Apt A1 Nashville, TN 37215	514 Park Center Ave. Nashville, TN 37205	131-02-0A-001.00-CO

Karen Johnson Davidson County
Batch# 282420 DEEDWARR
09/09/2019 08:56:08 AM 2 pgs
Fees: $13.00 Taxes: $828.80

20190909-0090539

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

J. Matthew Bodnar, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Fox, _____ **and Andrew McElhenny,** _____

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:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:
Being all of Unit No. A-1 in a Horizontal Property Regime which is located on the Plan of The Hobbs House Condominium Apartments, of record in Plat Book 4595, Page 74 and amended in Plat Book 5200, Page 54 and by Master Deed of record in Book 5289, Page 515, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.
Being the same property conveyed to J. Matthew Bodnar by Warranty deed from Laurie M. Mansfield (now Perry) of record in Instrument No. 20120124-0006417 Register's Office for Davidson County, Tennessee, dated January 18, 2012 and recorded on January 24, 2012. Subject property having never been the primary residence of Samantha Bodnar, spouse of J. Matthew Bodnar.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.
This is improved property known as: 2116 Hobbs Road Apt A1, 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 so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 5th day of September, 2019.

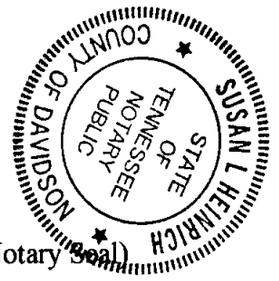
J. Matthew Bodnar

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. Matthew Bodnar** 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.

Witness my hand and official seal at Brentwood, Tennessee this 5th day of September, 2019.

Notary Public
My Commission Expires: _____



(Notary Seal)