FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **231,000.00**. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **09/05/2019** Notary Public MY COMMISSION EXPIRES: 9-6-22 (AFFIX SEAL)

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

This Instrument Prepared By and Return To:

Karen Johnson Davidson County
Batch# 282443 **DEEDWARR**
09/09/2019 09:07:56 AM 2 pgs
Fees: $13.00 Taxes: $854.70

20190909-0090568

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #19-2393

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Fox and Andrew McElhenny	Brian Fox	**131-02-0A-025.00**
(NAME) **2116 Hobbs Road**	(NAME) 514 Park Center Ave.	
(ADDRESS) **Nashville, TN, 37215**	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Pigskin Properties, LLC, Series G only,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Fox and Andrew McElhenny,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

A Condominium Apartment in Davidson County, Tennessee, being Unit No E-6 of Hobbs House Condominium Apartments, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, page 74, and amended in Book 5200, page 54, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Pigskin Properties, LLC, Series G only by Deed dated November 29, 2007 from John Braswell, recorded December 4, 2007, in Instrument Number 20071204-0140298, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2116 Hobbs Road, E6, Nashville, TN 37215**
(House Number) (Street) (City, State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **5th** day of **September, 2019.**

Pigskin Properties, LLC, Series G only

John Braswell, Managing Member

John Braswell, Managing Member

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named John Braswell, whom I am personally acquainted and who upon his oath acknowledged himself to be the Managing Member and he being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of Pigskin Properties, LLC, Series G only.

WITNESS my hand and official seal this 5 day of September, 2019.

NOTARY

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

MY COMMISSION EXPIRES: 2/22/22