WARRANTY DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 368631 **DEEDWARR** 03/06/2020 02:30:03 PM 3 pgs Fees: $18.00 Taxes: $862.10 20200306-0025612	The actual consideration or value, whichever is greater, for this transfer is **$233,000.00** Affiant Subscribed and sworn to before me, this the 25th day of February, 2020. Notary Public My commission expires: (AFFIX SEAL)

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Courtney Leigh Mott	new owner	**Map 131-02-0-A Parcel 005.00co**
2116 Hobbs Road # A5		
Nashville, TN 37215		

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

Chesney Spivey, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Courtney L Mott, unmarried

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: See attached

A Condominium Apartment in Davidson County, Tennessee, being Unit A-5 of Hobbs House Apartments, Condominium Apartments, as shown on the plan of record in Book 4595, Page 74, amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Hobbs House Condominiums by Master Deed of record in Book 5289, Page 515, amended in Book 5292, Page 958, Book 5293, Page 612, and Book 7802, Page 299 and By-Laws appended thereto in Book 5289, Page 558 and amended in Book 6822, Page 893 and Book 7824, Page 974, said Register's Office.

Being the same property conveyed to Chesney Spivey, a single woman, by Deed dated December 12, 2014 from Julie Davis, married, of record in Instrument No. 20141216-0114784, Register's Office for Davidson County, Tennessee.

The property conveyed herein is not now nor ever has been the place of residence of the Grantor's spouse.

This conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 4595, Page 74 and amended in Plat Book 5200, Page 54, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Master Deed of The Hobbs House Condominiums, of record in Book 5289, Page 515 and as amended in Book 5292, Page 958, Book 5293, Page 612 and Book 7802, Page 299 and Appointment of Successor Trustee of record in Book 8583, Page 670, said Register's Office. (3) By-Laws of The Hobbs House Homeowners' Association, Inc., appended thereto in Book 5289, Page 558 and as amended in Book 6822, Page 893 and Book 7824, Page 974, said Register's Office. (4) Charter of Hobbs House Homeowners' Association of record in Book 5296, Page 689, said Register's Office. (5) Conveyance of Common Area to Hobbs House Homeowners' Association of record in Book 5848, Page 179, said Register's Office. (6) Grant of Easements to Comcast of Nashville, I, LLC, of record in Instrument No. 20130118-0006274 and Instrument No. 20151130-0120250, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **2116 Hobbs Road # A5, Nashville, TN 37215**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: GP-20-2116-A5

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Unit No. A-5 of Hobbs House Apartments, of record in Plat Book 5200, Page 54, said Registers Office, and further established by the Master Deed of record in Book 5289, Page 515, and as amended in Book 5292, Page 958, Book 5293, Page 612 and in Book 7802, Page 299, and Book 8483, Page 670, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

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 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this **25th** day of **February, 2020.**

Chesney Spivey

Chesney Spivey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Chesney Spivey,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **February, 2020.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21