THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28175

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 1-7-24

(AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 375846 **DEEDWARR**
03/23/2020 11:19:44 AM 2 pgs
Fees: $13.00 Taxes: $869.50

20200323-0031378

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edmund Jackson	owner	MAP 131-02-0A-
2116 Hobbs Rd. C-1		PARCEL -010.00-CO
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kenneth J. Liberatore, the sole heir-at-law of Carolyn M. Liberatore**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Edmund Jackson and Lauren Jackson husband and wife**

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 condominium apartment in Davidson County, Tennessee, being Unit C-1 on the plan of Hobbs House Apartments, of record in Plat Book 5200, Page 54, amending Plat Book 4595, Page 74, both in said Register's Office to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Carolyn M. Liberatore, a single person, by Warranty Deed from Yoshio Susa and spouse, Yukiko Susa, of record in Book 9378, Page 610, Register's Office for Davidson County, Tennessee, dated June 14, 1994 and recorded on June 15, 1994.The said Carolyn M. Liberatore having since died, intestate and unmarried, and survived by her sole heir-at-law, her son Kenneth J. Liberatore; reference is made to the Affidavit of Heirship of record as Instrument No. 20170831-0089836, said Register's Office, and to the Affidavit of Heirship recorded simultaneously herewith

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes for the year 2020 and subsequent years; (2) all matters shown on the Plan of record in Plat Book 5200, Page 54, amending Plat Book 4595, Page 74; (3) the Master Deed establishing a Horizontal Property Regime of Hobbs House Apartments of record in Book 5289, Page 515, amended in Book 5292, Page 958, Book 5293, Page 612 and Book 7802, Page 299; (4) By-Laws of record in Book 5289, Page 558, amended in Book 6822, Page 593 and Book 7824, Page 974; (5) Charter for HOA of record in Book 5296, Page 689; (6) Quitclaim Deed for common areas to HOA of record in Book 5848, Page 179;(7) Easement to Comcast to Nashville I, LLC of record in Instrument No. 20130118-0006274 and Instrument No. 20151130-0120250; (8) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel; (9) Subject to rights of others in and to the common areas and/or elements; (10) all applicable governmental and zoning regulations.

This is IMPROVED property known as **2116 Hobbs Rd. C-1, 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 do 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 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 hand this the 20th day of March, 2020.

Kenneth J. Liberatore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth J. Liberatore** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 20th day of March, 2020.

My Commission expires: 1-8-24

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public