Karen Johnson Davidson County
Batch# 489587 DEEDWARR
10/05/2020 02:53:49 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20201005-0115159

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $270,000.00.

Affiant

Subscribed and sworn to me on September 25, 2020.

NOTARY PUBLIC

My Commission Expires: 5/3/21

ADAM H JEFFERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-03-2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #33837

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Morgan Hobson Robert A. Hobson, Jr. Nancy C. Hobson 117 Matthew Lane Nashville, TN 37215	New Owner	117-7-D-029.00 CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Donald R. Williamson and Julie A. Williamson, Trustees, Williamson Family Revocable Living Trust Agreement dated August 19, 2015, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Morgan Hobson, unmarried and Robert A. Hobson, Jr., and Nancy C. Hobson, husband and wife, Tenants in Common with the Right of Survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 29, AMENDED CONDOMINIUM SITE PLAT, PARK GREEN, as shown on plat of record in Plat Book 6250, Page 253, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in the Master Deed establishing Park Green Condominium recorded in Book 6247, Page 872, as amended in Book 6453, Page 717 and Book 8430, Page 364, in the Registers Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said Unit.

Being the same property conveyed to Donald R. Williamson and wife, Julia A. Williamson by Warranty Deed from Angela R. Davis, an unmarried person, record in Instrument No. 20140724-0066001, in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Donald R. Williamson and Julie A. Williamson, Trustees, Williamson Family Revocable Living Trust Agreement dated August 19, 2015 and recorded September 1, 2015, by Quitclaim Deed from Donald R. Williamson and wife, Julie A. Williamson of record as Instrument No. 20150901-0088437, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

return to
RUDY TITLE AND ESCROW, LLC
2012 21st AVENUE SOUTH
NASHVILLE, TN 37212
FILE REFERENCE: R PR 20 0117

1. 2020 Davidson County taxes which have been prorated by the parties and assumed by the Grantee(s).
2. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-10 I et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements. rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws establishing a Horizontal Property Regime of Park Green Condominiums, of record in Book 6247, page 872, amended in Book 6453, page 717 and Book 8430, page 364, Register's Office for said County.
3.
4. Storm Water Detention Agreement of record as Book 6269, page 167, said Register's Office.
5. Sewer Easements of record in Book 7275, page 808 and page 811, said Register's Office.
6. Charter of the Park Green Homeowners Association, Inc. of record in Book 6247, page 869, said Register's Office.

This property is also known as improved property located at 117 Matthew Lane, 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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 24th day of September, 2020.

Donald R. Williamson and Julie A. Williamson, Trustees, Williamson Family Revocable Living Trust Agreement dated August 19, 2015

By: _____, Trustee
Donald R. Williamson, Trustee

By: _____, Trustee
Julie A. Williamson, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Donald R. Williamson and Julie A. Williamson, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be a Trustees of Donald R. Williamson and Julie A. Williamson, Trustees, Williamson Revocable Living Trust Agreement dated August 19, 2015, and that they as such Trustees, being authorized so to do, executed the foregoing instrument for the therein contained.

Witness my hand and official seal on September 24, 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

