This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20214540 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$202,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Kathy MacLeod Kluemper Affiant Sworn to and subscribed before me this 15th day of March, 2021. **Charles Alexander Martin** **NOTARY PUBLIC** **STATE AT LARGE** **KENTUCKY** **ID. # KYNP10162** **MY COMMISSION EXPIRES July 1, 2024** C. Alex Martin Notary Public My Commission Expires: 07/01/2024

Karen Johnson Davidson County
Batch# 583602 **DEEDWARR**
03/03/2021 03:07:22 PM 3 pgs
Fees: $18.00 Taxes: $747.40

20210303-0027753

WARRANTY DEED

THIS INDENTURE, made this 15th day of March, 2021, among:

KATHY MACLEOD KLUEMPER, MARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantor")

AND

VIVIAN HINES

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "Grantee").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Unit No. F-1 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.

Being the same property conveyed to Newton MacCleod, Peggy MacCleod and Bruce MacCleod, joint tenants with rights of survivorship by Warranty deed from Julia E. Duke, single of record in Book 10669, page 878, Register's Office for Davidson County, Tennessee, dated November 03, 1997 and recorded on November 04, 1997.

Being the same property conveyed to Newton MacLeod and wife, Peggy MacLeod by Quitclaim deed from Bruce MacLeod of record in Instrument No. 20080910-0092630 Register's Office for Davidson County, Tennessee, dated August 20, 2008 and recorded on September 10, 2008.

Being the same property conveyed to Alex Kleumper by Quitclaim deed from Newton MacLeod and wife, Peggy MacLeod of record in Instrument No. 20111025-0082893 Register's Office for Davidson County, Tennessee, dated October 24, 2011 and recorded on October 25, 2011.

Being the same property conveyed to Kathy Maceleod Kluemper, Trustee of the MacLeod Irrevocable Trust, dated October 18, 2013 by Quitclaim deed from Alex Kleumper of record in Instrument No. 20140612-0051397 Register's Office for Davidson County, Tennessee, dated June 09, 2014 and recorded on June 12, 2014.

Being the same property conveyed to Kathy Maceleod Kluemper, Trustee of the MacLeod Irrevocable Trust, dated October 18, 2013 by Quitclaim deed from Newton MacLeod and wife, Peggy MacLeod of record in Instrument No. 20140612-0051398 Register's Office for Davidson County, Tennessee, dated June 09, 2014 and recorded on June 12, 2014.

Being the same property conveyed to Kathy MacLeod Kluemper by Quitclaim deed from Kathy Maceleod Kluemper, Trustee of the MacLeod Irrevocable Trust, dated October 18, 2013 of record in Instrument No. 20160811-0083528 Register's Office for Davidson County, Tennessee, dated August 09, 2016 and recorded on August 11, 2016. Being also known as 2116 Hobbs Rd F-1 Nashville, Tennessee 37215.

The herein described property is not now nor ever has been the principal place of residence of the Grantee herein.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kathy MacLeod Kluemper

Kathy MacCleod Kluemper

State of Kentucky
County of Fayette

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kathy MaCleod Kluemper**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2021.

C. Alex Martin
Notary Public
My Commission Expires: 07/01/2024

Charles Alexander Martin
NOTARY PUBLIC
STATE AT LARGE
KENTUCKY
ID. # KYNP10162
MY COMMISSION EXPIRES July 1, 2024

Owner Name & Property Address:

Name: Vivian Hines
Address: 2116 Hobbs Road Apt F-I
City, State, Zip: Nashville, TN 37215

Responsible Party For Taxes:

Name: Same
Address:
City, State, Zip:

Tax ID: 131-02-0A-028.00-CO