THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Prepared by:
Return to:
Chicago Title Capital Title, Inc.
1626 Westgate Circle, Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 622126 DEEDWARR
04/26/2021 10:38:41 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20210426-0054992

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Bailey Hilly 500 Paragon Mills Road Nashville, TN 37211	New Owner	133-11-0A-028.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Cathleen Tobolski and Jeffrey R. Tobolski, wife and husband**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Bailey Hilly**, ** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

**an unmarried woman

Land in Davidson County, Tennessee, being **Unit No. E-2** of Canterbury Hall Condominiums, a condominium, or horizontal property regime established by a Master Deed, or record in Book 5440, Page 255, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record in Book 5441, Page 819, and as shown on a plan of record in Book 5200, Page 159, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to Cathleen Tobolski and Jeffrey R. Tobolski, wife and husband, by Warranty Deed from Randall Wayne Garner, a married man, (Debra A. Garner, joins this conveyance for the express purpose of relinquishing all her right, title and interest to said property, marital or otherwise), of record on October 2, 2019, at Instrument No. 20191002-0100311, Davidson County Register of Deeds.

This is property commonly known as 500 Paragon Mills Road Nashville, TN 37211.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands, as of the dates noted below:

Cathleen Tobolski Date: 4/17/21
Cathleen Tobolski

Date: 04/22/21
Jeffrey R. Tobolski

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeffrey R. Tobolski,** the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 22 day of April, 2021:

Notary Public

My Commission Expires: _____

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON MY COMM. EXPIRES 05/31/2022

STATE OF IL

COUNTY OF Cook

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

Witness my hand and official seal, this 17th day of April, 2021:

Notary Public

My Commission Expires: 10/5/2021

"OFFICIAL SEAL"
MATTHEW L HACKETT
Notary Public - State of Illinois
My Commission Expires October 05, 2021

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$175,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 22nd DAY OF April, 2021.

Notary Public

My Commission Expires: _____

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022