PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

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Karen Johnson Davidson County
Batch# 683719 DEEDWARR
07/26/2021 03:02:44 PM 2 pgs
Fees: $13.00 Taxes: $754.33
20210726-0100151

Christy Wilkins Ivey
Margaret H. Taylor

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 61772
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Owen Murray Hines III 2116 Hobbs Road F-1 Nashville, TN 37215	F&M Bank 10 Cadillac Drive, Ste 100 Brentwood, TN 37027

TAX MAP PARCEL NUMBERS: 131020A02800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$203,873.86**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Vivian Hines, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Owen Murray Hines III,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. F-1 of Hobbs House Condominium Apartments a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Newton MacLeod, Peggy MacLeod and Bruce MacLeod, joint tenants with rights of survivorship by Warranty Deed from Julia E. Duke, single, dated November 3, 1997 and recorded on November 4, 1997 of record in Book 10669, page 878, Register's Office for Davidson County, Tennessee. The said Bruce Macleod conveyed his interest in subject property to Newton MacLeod and wife Peggy MacLeod by Quitclaim Deed Deed, dated August 22, 2008, recorded on September 10, 2008, of record in Instrument No. 20080910-0092630, said Register's Office. By Quitclaim Deed dated October 24, 2011, recorded on October 25, 2011, of record in Instrument No. 20111025-0082893, said Register's Office. The said Newton MacLeod and wife, Peggy MacLeod conveyed one percent (1%) interest to Alex Kluemper. The said Alex Kluemper conveyed his interest in subject property to Kathy MacLeod Kluemper, Trustee of the MacLeod Irrevocable Trust, dated October 18, 2013, by Quitclaim Deed, dated April 7, 2014 recorded in June 12, 2014 of record in Instrument No. 20140612-0051397, said Register's Office. By Quitclaim Deed dated June 3, 2014 recorded on June 12, 2014 of record in Instrument No. 20140612-0051398, said Register's Office. Newton MacLeod and wife Peggy MacLeod conveyed their interest in subject property to Kathy MacLeod Kluemper, Trustee of the MacLeod Irrevocable Trust dated October 18, 2013. Subject property was further conveyed to Kathy MacLeod Kluemper by Quitclaim Deed, dated August 3, 2016, recorded on August 11, 2016 of record in Instrument No. 20160811-0083528, said Register's Office, subject property was conveyed to Kathy MacLeod Kluemper. And being the same property conveyed to Vivian Hines by Warranty Deed from Kathy Macleod-Kluemper, married, dated March 1, 2021 and recorded on March 3, 2021, of record in Inst. No. 20210303-0027753, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

Taxes for 2021, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4595, page 54, amended in Book 5200, page 54, said Register's Office, which Plan shows a minimum building set back line and easement to which Plan reference is hereby made for a more complete description; Easement to Comcast of Nashville of record in Instrument No. 20130118-0006274 and Instrument No. 20151130-0120250, said Register's Office; Subject to the provisions of the condominium Master Deed of record in Book 5289, page 515, Book 5292, page 958, Book 5293, page 612, Book 6822, page 893, Book 7802, page 299, Book 7824, page 974, Book 8483, page 670, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters, to which Master Deed reference is hereby made for more particulars; Charter of Hobbs House Homeowner's Association of record in Book 5292, page 689. said Register's Office.

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 23rd day of July, 2021.

Vivian Hines

Vivian Hines

State of Tennessee

County of Davidson

On this 23rd day of July, 2021, before me the undersigned authority, personally appeared Vivian Hines, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $203,873.86.

Leigh Hicks

Affiant

Sworn and subscribed before me this 23 day of July, 2021.

GREGORY POLZIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

Gregory Polzin

Notary

My Commission Expires: