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 BEFORE ME, THIS THE 23rd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/25/2025
DAVIDSON COUNTY

G-FC-21-2116-G2

Karen Johnson Davidson County
Batch# 685030 DEEDWARR
07/28/2021 10:09:11 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20210728-0101350

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew R. Sanders	**New Owner**	
(NAME)	(NAME)	
2116 Hobbs Road #G-2		**131-02-0A-031.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAURA LESLIE FITTZ, UNMARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW R. SANDERS, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. G-2, on the Plan of Hobbs House Apartments, Condominium Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, and as described in Master Deed of record in Book 5289, Page 515; Book 5292, Page 958; and Book 5293, Page 612, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Laura Leslie Fittz, Unmarried by Warranty deed from Jeremy L. Conner and Briana Mullenax, Husband and Wife of record in Instrument No. 20170710-0069349 Register's Office for Davidson County, Tennessee, dated July 6, 2017 and recorded on July 10, 2017.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4595, Page 74, as amended in Book 5200, Page 54, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Hobbs House Condominium of record in Book 5289, Page 515, amended in Book 5292, page 958, Book 5293, page 612 and in Book 7802, page 299, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5289, Page 558, as amended in Book 6822, Page 893 and in Book 7824, Page 974, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5296, Page 689, in the Register's Office for Davidson County, Tennessee.
- Conveyance of Common elements of record in Book 5848, Page 179, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument Number 20130118-0006274 and Instrument No. 20151130-0120250, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2116 Hobbs Road #G-2, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF JULY, 2021.

Laura Leslie Fitz

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of July, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212