THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937242** Karen Johnson Davidson County Batch# 712520 **DEEDWARR** 09/10/2021 08:20:32 AM 2 pgs Fees: $13.00 Taxes: $555.00 20210910-0121124	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $150,000.00. Affiant Subscribed and sworn to before me, this 9th day of September, 2021. Notary Public My Commission Expires: 5/7/2024 RYAN DIECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

WARRANTY DEED

Address New Owner: Robert Payne and Teresa Payne PO Box 158388 Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-02-0A-048.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wallace Estill Wilson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Payne and Teresa Payne, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. I-7 on the Plan of Hobbs House Condominium Apartments, of record in Plat Book 4595, page 74, amended in Book 5200, page 54, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of The Hobbs House, a horizontal property regime established by Master Deed of record in Book 5289, page 515, said Register's office.
Being the same property conveyed to Wallace Estill Wilson, unmarried by Warranty deed from Andrews Properties Inc., a Tennessee Corporation of record in Book 5315, page 297, Register's Office for Davidson County, Tennessee, dated February 24, 1978 and recorded on February 24, 1978. (Value or consideration shown in aforementioned deed $24,900.00.) Being also known as 2116 Hobbs Road Nashville, Tennessee 37215.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 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.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 2116 Hobbs Road Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of September, 2021.

John Stackhouse Wilson as attorney-in-fact for Wallace Estill Wilson
Wallace Estill Wilson by John Stackhouse Wilson as Attorney-in-fact

STATE OF TEXAS)
COUNTY OF DALLAS)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Stackhouse Wilson , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Wallace Estill Wilson and that he is authorized by Wallace Estill Wilson to execute this instrument on their behalf.

Witness my hand, at office, this 8th day of September, 2021.

Notary Public
My Commission Expires: 02-28-2025

CHASE EVANS
Notary Public, State of Texas
Comm. Expires 02-28-2025
Notary ID 12259156