WARRANTY DEED

Karen Johnson Davidson County
Batch# 810320 **DEEDWARR**
02/23/2022 02:33:47 PM 2 pgs
Fees: $13.00 Taxes: $1,081.83

20220223-0020650

O-PR-22-2116

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $292,386.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
John W. Hill	John W. Hill	
(NAME) **2116 Hobbs Road Apt L-1**	(NAME) 4314 Estes Rd	**131-02-0A-073.00-CO**
(ADDRESS) **Nashville, TN 37215**	(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, **KIMBERLY DIANE GOLLADAY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN W. HILL, 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:

A 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. L-1, on the Plan of Hobbs House Condominium Apartments, of record in Book 4595, Page 74, as amended in Book 5200, Page 54, Register's Office for said County, to which plan reference is hereby 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, as amended in Book 5292, Page 958, Book 5293, Page 612, Book 7802, Page 299, and Book 8483, Page 670, said Register's Office.

Being the same property conveyed to Kimberly Golladay, an unmarried woman by Warranty deed from Renee T. Augugliaro, an unmarried woman of record in Instrument No. 20170502-0042997 Register's Office for Davidson County, Tennessee, dated May 01, 2017 and recorded on May 02, 2017.

THIS HAS NEVER BEEN A PRIMARY OR MARITAL RESIDENCE OF GRANTOR'S SPOUSE.

This conveyance is subject to:
- Taxes for the year 2022, 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.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions 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, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- 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.
- Subject to the flow of any creeks, streams, or branches across subject property.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2116 Hobbs Road Apt L-1, 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 17 DAY OF FEBRUARY, 2022.

Kimberly Diane Golladay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY DIANE GOLLADAY, 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 15th of February, 2022.

Notary Public
My Commission Expires: 09/30/23
(SEAL)

OFFICIAL SEAL
MELISSA SANCHEZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:09/30/23

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