File No. 270501591

WARRANTY DEED

CASEY L. ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES: 12/15/2007
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/29/07 09:58 2 pgs
Fees:13.00 Taxes:643.80

20070629-0077714

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael T. Hartberger	Mortgagi ~~New Owner~~ Investors Grp	164060A02800CO
(NAME)	(NAME)	
4316 Summercrest Blvd. #404	8320 E. Walker Springs Ln, Ste 200	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Knoxville, TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mainstreet Homes, LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael Thomas Hartberger, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, 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. 28 on the Plan of Autumn Glen, of record in Plat Instrument No. 0926-0117438, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for more complete description thereof.

Being part of the same property conveyed to Mainstreet Homes, LLC, by Quitclaim Deed from Forrest Partnership, a Tennessee general partnership, composed of Bob Parks , John Harney, Joseph E. Boone, Jr., of record as Instrument No. 20010815-0088155, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on the plan of record in Plat Instrument No. 20020926-0117438; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as 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 easements, rights and interests 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 building 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 Autumn Glen Condominiums of record as Instrument No. 20030929-0143614; Restrictive covenants contained in an instrument of record as Instrument No. 20020926-0117438; all of record in Register's Office for Davidson County, Tennessee.

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) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ■ property, known as 4316 Summercrest Blvd. #404, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 5th day of June, 2007.

Mainstreet Homes, ~~LLC~~, a Tennessee limited liability company

By:
Tammy Benefield, attorney-in-fact

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

On this 5th day of June, 2007, before me personally appeared Tammy Benefield, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the attorney-in-fact of MainStreet Homes LLC, and is authorized by them, and does hereby acknowledge the execution of this instrument on their behalf, by virtue of an instrument of record in Record Book 110, Page 1614, Register's Office of Rutherford County, Tennessee.

Witness my hand at office this 5th day of June, 2007.

Commission expires: 5-18-08

Amanda Perryman
Notary Public

AMANDA PERRYMAN
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TN

File Number: 270501591
RETURN TO:
Southern Title Services
1535 W. Northfield Blvd., Suite 16
Murfreesboro, TN 37129