BILL GARRETT, Davidson County
Trans:T20110019934 DEEDWARR
Recvd: 04/05/11 13:55 2 pgs
Fees:13.00 Taxes:2016.50
20110405-0026286

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $545,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 1ST DAY OF APRIL, 2011.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane -G104, Franklin, TN 37067
file # 11-03938 HAYES

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
John B. Hayes	John B. Hayes	117-13B-126.00 CO
200 Kensington Park	506 Lynwood Blvd	
Nashville, TN 37215	Nashville TN 37205	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

SIX ONE FIVE PROPERTIES, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

JOHN B. HAYES, A MARRIED MAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 200 Kensington Park, Nashville, TN 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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 our hand on the 1st day of April, 2011.

Six One Five Properties, LLC

BY: _____
Michael T. Post, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, SIX ONE FIVE PROPERTIES, LLC, the bargainor(s), 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.

Witness my hand and official seal at Franklin, Tennessee, this 1st day of April, 2011.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

11-03938 HAYES

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 200, PLAN OF PHASE ONE OF ABBOTTSFORD, as shown on plat of record in Plat Book 6250, Pages 419 thru 421, amended in Book 6771, Page 683 and Book 6800, Page 164, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Six One Five Properties, LLC by Warranty Deed from Kathleen H. Schklar, an unmarried woman, recorded on the 2nd day of February, 2007 in Instrument No. 20070202-0014253, in the Register's Office of Davidson County, Tennessee.

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.

a. County of Davidson taxes for the year 2011 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF PHASE ONE OF ABBOTTSFORD, as recorded in Plat Book 6250, Page(s) 419, 420 and 421, amended in Book 6771, Page 683 and Book 6800, Page 164, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions recorded in Book 6478, Page 177, amended in Book 6530, Page 242, Book 6537, Page 303, Book 8106, Page 1, Book 8627, Page 254 and Book 10458, Page 810 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Terms and provisions of by-Laws of Homeowner's Association recorded in Book 8627, Page 254.

f. Easement for Water Line recorded in Book 1286, Page 690, Book 1037, Page 572 and Book 6928, Page 934.

g. Easement for Storm Water Detention recorded in Book 6555, Page 328.

h. Reciprocal Easements Agreements recorded in Book 6478, Page 177.

i. Dedication of Common Area recorded in Book 7175, Page 761.

j. Charter recorded in Book 6548, Page 213.

k. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

l. Property taxes for the current year.