BILL GARRETT, Davidson County
Trans:T20110028800 DEEDWARR
Recvd: 05/13/11 16:08 2 pgs
Fees:13.00 Taxes:703.00

20110513-0036998

WARRANTY DEED

G-VRES-11-807-410

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert G. Nemer	Robert G. Nemer	
807 18th Avenue South #410 (ADDRESS)	(NAME) 807 18th Avenue South #410 (ADDRESS)	
Nashville, TN 37203 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	92-16-C-410.00 CO

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 considerations, the receipt of which is hereby acknowledged, we GEORGE H. LIEN AND LYNN LIEN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT G. NEMER AND MARTHA L. NEMER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs 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 410, 807 EIGHTEENTH AVENUE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20041214-0148798, AS AMENDED IN 20041216-0149823 AND 20050504-0050222, RE-RECORDED IN INSTRUMENT NO. 20060109-0003220, AMENDED IN INSTRUMENT NOS. 20051123-0142078, 20070509-0055940 AND 20080314-0026174 AND FURTHER DESCRIBED ON PLAN OF RECORD ATTACHED TO SAID MASTER DEED AS "EXHIBIT E" IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT. PARKING SPACE #27 IS INCLUDED AS AN APPURTENANCE TO THIS UNIT IN THE THIRD AMENDMENT TO THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20051123-0142078, SAID REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THIS APPURTENANCE IS DEEDED WITH THE UNIT AND IS NOT TRANSFERABLE IN ANY FASHION EXCEPT WITH A TRANSFER OF THE UNIT.

BEING THE SAME PROPERTY CONVEYED TO GEORGE H. LIEN AND LYNN LIEN, HUSBAND AND WIFE BY WARRANTY DEED FROM 807 EIGHTEENTH PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY CORPORATION, RECORDED ON THE 7TH DAY OF FEBRUARY, 2006 IN INSTRUMENT NO. 20060207-0015055, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN INSTRUMENT NO. 20041214-0148798 AMENDED IN INSTRUMENT NOS. 20041216-0149823 AND 20050504-0050222, RE-RECORDED IN INSTRUMENT NO. 20060109-0003220, INSTRUMENT NO. 20051123-0142078, 20070509-0055940 AND 20080314-0026174; CHARTER OF HOA OF RECORD IN INSTRUMENT NO. 20041130-0142097; BOUNDARY LINE SETTLEMENT, QCD AND GRANT OF EASEMENTS OF RECORD IN INSTRUMENT NO. 20050420-0044082 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 807 18th Avenue South #410, Nashville, Tennessee 37203
(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 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 9th day of May, 2011.

George H. Lien by Lynn Lien, Attorney in Fact

Lynn Lien

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and official seal, this the 9th day of May, 2011.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

On this the 9th day of May, 2011, before me personally appeared Lynn Lien to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of George H. Lien and who acknowledged she executed the same as the free act and deed of the said George H. Lien.

Witness my hand and official seal, this the 9th day of May, 2011.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903