WARRANTY DEED

G-GS-11-12

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

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,500.00

Affiant

Subscribed and sworn to before me, this 27th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

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
Andrew Hines	Andrew Hines	
1417 4th Avenue North #12 (ADDRESS)	1417 4th Avenue North #12 (NAME) (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Nashville, TN 37208 (CITY) (STATE) (ZIP)	82-9-96.00 (part of)

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 GERMANTOWN STATION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREW HINES, UNMARRIED AND MARCY HINES AND JOHN HINES, HUSBAND AND WIFE ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP, 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 12, GERMANTOWN STATION CONDOMINIUM, AS SHOWN ON EXHIBIT B TO DECLARATION OF RECORD IN INSTRUMENT NO. 20100804-0061209, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO GERMANTOWN STATION HOMES, LLC, A TENNESSEE LIMITED PARTNERSHIP BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED ON THE 22ND DAY OF JULY, 2010 IN INSTRUMENT NO. 20100722-0057469, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2011 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN EXHIBIT B TO DECLARATION OF RECORD IN INSTRUMENT NO. 20100804-0061209; EASEMENT OF RECORD IN INSTRUMENT NO. 20070919-0111969; MATTERS SHOWN ON SURVEY DATED FEBRUARY 14, 2006 BY INITIAL POINT LAND SURVEYING, INC.; INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NOS. 20070919-0112010 AND 20100621-0047868; CHARTER OF THE HOA OF RECORD IN INTRUMENT NO. 20101119-00922835; QUITCLAIM DEEDS OF RECORD IN INSTRUMENT NOS. 20100722-0057467 AND 20100722-0057468 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1417 4th Avenue North #12, Nashville, Tennessee 37208
(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.

BILL GARRETT, Davidson County
Trans:T20110033046 DEEDWARR
Recvd: 06/03/11 08:40 2 pgs
Fees:13.00 Taxes:830.65
20110603-0042402

Witness my/our hand(s) this 27th day of May, 2011.

Germantown Station Homes, LLC, A Tennessee Limited Liability Company

BY: _____
Hunter Connelly, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of May, 2011, before me personally appeared Hunter Connelly, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Germantown Station Homes, LLC, A Tennessee Limited Liability Company , the within named bargainor, a limited liability company, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th 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