Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

WARRANTY DEED

ASHLEY S. HEATH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

G-GS-11-413-9

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$229,000.00~~ $234,085.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF May, 2011.

Notary Public

MY COMMISSION EXPIRES: March 18, 2014

(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
Ronald Hill	NEW OWNER	
1425 4th Avenue North #9 (ADDRESS)	(NAME) (ADDRESS)	82-9-96.00
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid 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 LIABLITY COMPANY , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONALD HILL, UNMARRIED AND BRANDI BELL, UNMARRIED, 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 9, GERMANTOWN STATION CONDOMINIUM, AS ESTABLISHED UNDER EXHIBIT B TO DECLARATION OF RECORD IN INSTRUMENT NO. 20100804-0061209, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH 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, A PUBLIC BODY AND A BODY CORPORATE AND POLITIC, 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 THE DECLARATION AND EXHIBIT B TO DECLARATION OF RECORD IN INSTRUMENT NO. 20100804-0061209; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20101119-0092835; EASEMENT OF RECORD IN INSTRUMENT NO. 20070919-0111969; MATTERS SHOWN ON SURVEY PREPARED BY INITIAL POINT LAND SURVEYING DATED FEBRUARY 14, 2006; INSPECTION AND MAINTENANCE AGREEMENT OF RECORD IN INSTRUMENT NO. 20070919-0112010 AND 20100621-0047868; CONDITIONS SET OUT IN QUITCLAIM DEEDS OFRECORRD IN INSTRUMENT NO. 20100722-0057467 AND INSTRUMENT NO. 20100722-0057468 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1425 4th Avenue North #9, 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:T20110034457 DEEDWARR
Recvd: 06/09/11 09:27 2 pgs
Fees:13.00 Taxes:866.11

20110609-0044103

Witness my/our hand(s) this 17th day of May, 2011.

Germantown Station Homes, LLC

BY: _____
Hunter Connelly, President

~~STATE OF Tennessee~~
~~COUNTY OF Davidson~~

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

Witness my hand and official seal, this the 17th day of May, 2011.

_____
Notary Public

My Commission Expires: 5-20-14

(SEAL)

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

STATE OF TENNESSEE
C **COUNTY OF DAVIDSON**

On this the 17th of May, 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 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 as such Presddent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 17th day of May, 2011

_____
Notary Public

My Commission Expires: 5-2014

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