WARRANTY DEED

G-VRES-11-907

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

Subscribed and sworn to before me, this 12th DAY OF August, 2011.

Notary Public

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

SAINT DELWORTH NOTARY PUBLIC STATE OF TENNESSEE 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
Karen Seither Fejta	Karen Seither Fejta	
907 18th Avenue South, #206 (ADDRESS)	(NAME) 907 18th Avenue South, #206 (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	092160J20600CO

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 WADE HADLEY, JR., MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KAREN SEITHER FEJTA , 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 206, SOUTH SQUARE CONDOMINIUMS, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 20070710-0082274, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM ROBERT YOUNG, TRUSTEE TO JOHN HADLEY AND WIFE, MELANIE HADLEY AS RECORDED ON THE 11TH DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070411-0043304; FURTHER BEING A PORTION OF THE PROPERTY CONVEYED BY QUITCLAIM DEED FROM JOHN HADLEY, AND WIFE, MELANIE HADLEY TO 907 PROPERTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP AS RECORDED ON THE 7TH DAY OF MAY, 2007 IN INSTRUMENT NO. 20070507-0054745 AND FURTHER BY A QUITCLAIM DEED FROM 907 PROPERTY PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP TO WADE HADLEY, JR. AS RECORDED ON THE 21ST DAY OF APRIL, 2010 IN INSTRUMENT NO. 20100421-0030104, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAN BOOK 1, PAGE 81 (CHANCERY COURT); AND MASTER DEED OF RECORD IN INSTRUMENT NO. 20070710-0082274, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THIS CONVEYANCE DUE TO THE PROPERTY NEVER HAVING BEEN THEIR MARITAL RESIDENCE; PROPERTY USED FOR INVESTMENT PURPOSES ONLY.

unimproved ( ) .
This is improved (X) property, known as 907 18th Avenue South, #206, Nashville, Tennessee 37212
(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:T20110051039 DEEDWARR
Recvd: 08/18/11 15:21 2 pgs
Fees:13.00 Taxes:351.50
20110818-0064101

Witness my/our hand(s) this 12th day of August, 2011.

Wade Hadley, Jr. by John C. Hadley, Attorney-In-Fact

By John C. Hadley Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of August, 2011, before me personally appeared John C. Hadley 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 Wade Hadley, Jr., and who acknowledged he/she/they executed the same as the free act and deed of the said Wade Hadley, Jr.

Witness my hand and official seal, this the 12th day of August, 2011.

Notary Public

My Commission Expires: 5/20/14

LAURA MITCHELL
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