3/ Gsem Bk+44

BILL GARRETT, Davidson County
Trans:T20110060639 DEEDWARR
Recvd: 09/29/11 12:31 2 pgs
Fees:13.00 Taxes:175.75

20110929-0075518

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
315 DEADERICK STREET, SUITE 1100
P. O. BOX 198888
NASHVILLE, TENNESSEE 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

Affiant

Subscribed and sworn to before me, this 29th day of September, 2011.

Notary Public

My Commission Expires: 9.3.12

CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012

Address New Owner As Follows:
Music City Investment Properties, LLC
3623 Rainbow Place
Nashville, TN 37204-3820

Send Tax Bills To:
New Owner

Map-Parcel Number:
161-01-0A-054

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Andy Hatfield and wife, Jessica Hatfield**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Music City Investment Properties, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5314 #4 as shown on the map entitled Danbury Condominiums, as set forth in Exhibit "C" of the Master Deed and Bylaws of record as Book 6612, page 75, Register's Office for Davidson County, Tennessee, to which Exhibit "C" reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andy Hatfield and wife, Jessica Hatfield, by deed from Jeffrey S. Landrum, of record as Instrument No. 20041206-0145083, dated November 30, 2004, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. County taxes subsequent to 2011 have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Master Deed of record as Book 6612, page 75, said Register's Office.

3. Matters shown on the Plan of record as Book 4675, page 65, said Register's Office.

4. Easement(s) of record as Book 6461, page 530, said Register's Office.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **5314 Edmondson Pike, Unit 4, Nashville, TN 37211.**

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 Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs 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 person whomsoever.

WITNESS my hand this 29th day of September, 2011.

Andy Hatfield

Jessica Hatfield by James A. Hatfield, Jr., Attorney-in-Fact, pursuant to Power of Attorney of record in Inst. No. 20110929-0075516 RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andy Hatfield, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 29th day of September, 2011

(Seal)
CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, James A. Hatfield, Jr. to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument in behalf of Jessica Hatfield and who acknowledged that he executed the same as the free act and deed of Jessica Hatfield.

WITNESS my hand, at office, this 29th day of September, 2011.

(Seal)
CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012

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