WARRANTY DEED

G-GS-11-401

SHANNON C. SYLVESTER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 07-22-2014

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF December, 2011.

Notary Public

MY COMMISSION EXPIRES: 7/22/14

(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
Patrice L. Hawkins	Pinnacle Nat'l Bank (NAME)	
401 Van Buren Street	1111 Northshore Dr, S130	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Knoxville, Tn 37919	82-9-T-5.00 CO (part of)
(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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto PATRICE L. HAWKINS, A SINGLE WOMAN , 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 5B, GERMANTOWN STATION CONDOMINIUM, AS SHOWN ON REVISED EXHIBIT B TO DECLARATION OF RECORD IN INSTRUMENT NO. 20111020-0081623, AMENDING INSTRUMENT NO. 20100804-0061209, 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 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 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE DELCARATIONS OF RECORRD IN INSTRUMENT NO. 20100804-0061209 AMENDED IN INSTRUMENT NO. 20111020-0081623; EASEMENT OF RECORD IN INSTRUMENT NO. 20070919-0111969; AGREEMENT OF RECORD IN INSTRUMENT NOS. 20070919-0112010 AND 20100621-0047868; CONDITIONS OF QUITCLAIM DEEDS OF RECORD IN INSTRUMENT NOS. 20100722-0057467 AND 20100722-0057468; CHARTER OF HOA OF RECORD IN INSTRUMENT NO. 20101119-0092835 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 401 Van Buren Street, 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:T20110077901 DEEDWARR
Recvd: 12/09/11 08:49 2 pgs
Fees:13.00 Taxes:773.30
20111209-0096070

Witness my/our hand(s) this 7th day of December, 2011.

Germantown Station Homes, LLC

BY: _____
Hunter Connelly, President

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of December, 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 to be the President of Germantown Station Homes, LLC, the within named bargainor, a limited liability company, and that he as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of December, 2011.

_____
Notary Public

My Commission Expires: 11/7/12

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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