WARRANTY DEED

G-GS-11-1423

DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF Tennessee

COUNTY OF Davidson

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

Carl Tiesl

Affiant

Subscribed and sworn to before me, this 16th DAY OF December, 2011.

Dana Delworth

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(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
Germantown Station, LLC	new owner	
310 Jefferson Street	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		82-9-T-9.00 CO
(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 RONALD HILL AND BRANDI HILL, HUSBAND AND WIFE , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GERMANTOWN STATION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY , 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 SHOWN ON DECLARATION OF RECORD IN INSTRUMENT NO. 20100804-0061209, AMENDED AT INSTRUMENT NO. 20111020-0081623, 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 THE SAME PROPERTY CONVEYED TO RONALD HILL, UNMARRIED AND BRANDI BELL, UNMARRIED BY WARRANTY DEED FROM GERMANTOWN STATION HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, RECORDED ON THE 9TH DAY OF JUNE, 2011 IN INSTRUMENT NO. 20110609-0044103, CORRECTED AT INSTRUMENT NO. 20110630-0050070, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

RONALD HILL AND BRANDI BELL HAVING SINCE MARRIED. BRANDI BELL IS NOW KNOWN AS BRANDI HILL.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20100804-0061209 AMENDED IN INSTRUMENT NO. 20111020-0081623; EASEMENT OF RECORD IN INSTRUMENT NO. 20070919-0111969; AGREEMENTS OF RECORD IN INSTRUMENT NO. 20070919-0112010 AND 20100621-0047686; QUITCLAIM DEED OF RECORD IN INSTRUMENT NO. 20100722-0057467 AND 20100722-0057468; CHARTER OF THE 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 1423 4th Avenue North, 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:T20110080721 DEEDWARR
Recvd: 12/21/11 09:27 2 pgs
Fees:13.00 Taxes:866.11

20111221-0099539

Witness my/our hand(s) this 16th day of December, 2011.

Ronald Hill

Brandi Bell Hill

Brandi Hill

STATE OF Tennessee
COUNTY OF Davidson

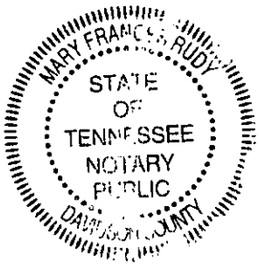
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ronald Hill and Brandi Hill, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within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

Witness my hand and official seal, this the 16th day of December, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)



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