WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF February, 2012.

Notary Public

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

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

G-VRES-12-2222

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
Mark Herman	new owner	
2222 Westview Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		104-10-D-1.00 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 W. MASULIS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK HERMAN AND RONNIE APTER, HUSBAND AND WIFE , 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 NO. 11A, TOGETHER WITH THE APPURTENANT INTEREST IN THE COMMON ELEMENTS OF WESTVIEW PARK CONDOMINIUM, A HORIZONTAL PROPERTY REGIME ESTABLISHED BY MASTER DEED AND BY-LAWS, OF RECORD IN BOOK 6522, PAGE 493, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID UNIT BEING DEPICTED ON THE CONDOMINIUM SITE PLAN ATTACHED AS EXHIBIT "D" TO THE AFOREMENTIONED MASTER DEED AND BEING LOCATED UPON LOT NO. 11 ON THE PLAN OF ADDITION TO AND REVISION OF WESTVIEW OF RECORD IN PLAT BOOK 6250, PAGE 388, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO RONALD W. MASULIS, MARRIED BY WARRANTY DEED FROM KIM B. BALENTINE KARRELS, MARRIED, RECORDED ON THE 2ND DAY OF DECEMBER, 1997 IN DEED BOOK 10703, PAGE 952, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

** THIS WAS NOT THE MARITAL RESIDENCE OF SAID GRANTOR.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6250, PAGE 388; RESTRICTIONS OF RECORD IN BOOK 1759, PAGE 605, BOOK 1914, PAGE 528, BOOK 6271, PAGE 385, BOOK 7076, PAGE 560; MASTER DEED OF RECORD IN BOOK 6522, PAGE 493 AND INSTRUMENT NO. 20110614-0045523; EASEMENTS OF RECORD IN BOOK 6303, PAGE 646, BOOK 6303, PAGE 656, BOOK 6846, PAGE 542, BOOK 6099, PAGE 925 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 2222 Westview Drive, 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:T20120015873 DEEDWARR
Recvd: 03/05/12 09:34 2 pgs
Fees:13.00 Taxes:851.00
20120305-0018854

Witness my/our hand(s) this 29th day of February, 2012.

Ronald W. Masulis by John Gleaves, Attorney in Fact

Ronald W. Masulis by John Gleaves,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of February, 2012, before me personally appeared John Gleaves 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 Ronald W. Masulis and who acknowledged he executed the same as the free act and deed of the said Ronald W. Masulis.

Witness my hand and official seal, this the 29th day of February, 2012.

Megan Paulus

Notary Public

My Commission Expires: 1-9-14

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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