WARRANTY DEED

MELISSA HAZEKAMP
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

R-VRES-12-3429

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF March, 2012.

Notary Public

MY COMMISSION EXPIRES:
(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
Whitney Dickson	Whitney Dickson	
3427-B 33rd Avenue South (ADDRESS)	3427-B 33rd Avenue South (NAME) (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	104-10-Q-4.00 CO

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 H & K INVESTMENTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WHITNEY DICKSON, single AND JACOB DAVIS, single TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, 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 D, AVENUE SOUTH TOWNHOMES, AS SHOWN ON SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20110808-0060841, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING PART OF THE SAME PROPERTY CONVEYED TO H & K INVESTMENTS BY WARRANTY DEED FROM RAY E. TARKINGTON, RECORDED ON THE 2ND DAY OF AUGUST, 2010 IN INSTRUMENT NO. 20100802-0060487, 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 INLCUDING THOSE IN PLAT BOOK 3106, PAGE 120 AS REVISED IN PLAT BOOK 3106, PAGE 131; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NOS. 20100907-0070753, 20100921-0075025, 20110808-0060841; 20111003-0076391 AND 20111017-0080350; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20100907-0070752; EASEMENT FOR GAS LINE OF RECORD IN INSTRUMENT NO. 20110311-0019580; AND EASEMENT FOR SANITARY SEWER, STORM DRAINAGE, WATER MAINS, PUMPS AND APPURTENANCES, RECORDED IN INSTRUMENT NO. 20100728-0059166, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 3427-B 33rd Avenue South, 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:T20120025074 DEEDWARR
Recvd: 04/05/12 14:18 2 pgs
Fees:13.00 Taxes:1424.50
20120405-0029318

Witness my/our hand(s) this 30th day of March, 2012.

H & K Investments

By: _____
Robert Kincaid, General Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of March, 2012, before me personally appeared Robert Kincaid, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a General Partner of H & K Investments, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of March, 2012.

_____
Notary Public

My Commission Expires: 1/9/2016



My Commission Expires JAN. 9, 2012 2016

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