WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph K. Moi	US Bank Home Mortgage	081-16-0C-001.00 CO
(NAME)	(NAME)	
1000 Warren Street, 101	4801 Frederica Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Michelle K. Hurt and William P. Hurt, Married**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Joseph K. Moi, a single person**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 101, as shown on the Plan of Park Place Court Subdivision, a Horizontal Property Regime, filed as Exhibit B to and established by, the Declaration of record in Instrument No. 20070420-0047604 and amended in Instrument No. 20070427-0050429, of the Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Declaration , reference to which is hereby made for a more complete and detailed description of said Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

Being the same property conveyed to Michelle K. Hurt and William P. Hurt, Married by QuitClaim Deed dated February 25, 2008, from Michelle K. Martin and filed for record on March 6, 2008, in Instrument No. 20080306-0022439, Register's Office for Davidson County, Tennessee.

Subject to all matters as set forth on the boundary plat of record in Instrument No. 20060419-0044909, Register's Office for Davidson County, Tennessee; Declaration of Covenants, Conditions, Restrictions and By-Laws of record in Instrument No. 20070420-0047604, Register's Office for Davidson County, Tennessee; Amendment in Instrument No. 20070427-0050429, Register's Office for Davidson County County, Tennessee; All matters as set out in document including but not limited to an Easement as shown of record in Book 1755, Page 324, Register's Office for Davidson County, Tennessee; Storm Water Detention Agreement of record in Instrument No. 20060308-0027165, Register's Office for Davidson County, Tennessee; Charter of the Park Place Court Homeowner's Association of record in Instrument No. 20070430-0051125, Register's Office for Davidson County, Tennessee and QuitClaim Deed to the Park Place Court Homeowner's Association of record in Instrument No.20070508-0055160, Register's Office for Davidson County, Tennessee.

File No.: 01291-1521
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans:T20120029710 DEEDWARR
Recvd: 04/24/12 08:35 2 pgs
Fees:13.00 Taxes:900.95

20120424-0034790

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1000 Warren Street, 101, Nashville, TN 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/or 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/or 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.

Witness our hands this 18 day of April, 2012.

Michelle K. Hurt

William P. Hurt

State of ~~Tennessee~~ Colorado
County of ~~Williamson~~ Adams

Personally appeared before me Michelle K. Hurt and William P. Hurt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 18 day of April, 2012.

Notary Public Escrow Officer
My Commission Expires: 01/20/2014

MICHELLE FOSTER NOTARY PUBLIC STATE OF COLORADO

My Commission Expires 01/20/2014
5130 W. 120th Ave.
Westminster, CO 80020

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027

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SMG TN Warranty Deed