Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 200
Brentwood, TN 37027

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120032268 DEEDWARR
Recvd: 05/02/12 15:05 2 pgs
Fees:13.00 Taxes:325.23
20120502-0037792

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: March 03, 2014

(AFFIX SEAL)

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
DEANIE L. GREGORY, ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE & CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Hegel	owner	161110A02600CO
(NAME)	(NAME)	
3851 8th Ave		
(ADDRESS)	(ADDRESS)	
WISC DELLS, WI 53965		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, SHR Properties, LLC, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Hegel and wife, Jamie O. Hegel, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, Tennessee described as follows to-wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit 26, on the Plan of Huntington Ridge Townhouse Condominium of record in Plat Book 4675, Page 9, as revised in Book 9700, Page 846, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof together with an undivided percentage interest in the common elements appurtenant to said unit as set forth in Declaration of Covenants, Conditions and Restrictions of Huntington Ridge Townhouses, Phase I and Phase II of record in Book 4729, Page 687 as amended in Book 4889, Page 905 and Book 5394, Page 243 and by Instrument No. 20110331-0024865, and By-Laws of Huntington Ridge Townhouse Homeowner's Association Inc. for same of record in Book 7423, Page 762 as amended by Instrument No. 20080324-0029069, said Register's Office.

Being the same property conveyed to SHR Properties, LLC by Cash Deed For Tennessee from The Secretary of Housing and Urban Development of Washington, D.C., of record in Instrument No. 20110927-0074725 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS THEREAFTER; SUBJECT TO ALL MATTERS SET FOR ON THE PLAN OF HUNTINGTON RIDGE TOWNHOUSE CONDOMINIUM OF RECORD IN PLAT BOOK 4675, PAGE 9, AND ALL AMENDMENTS THERETO; SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF HUNTINGTON RIDGE TOWNHOUSES, PHASE I AND PHASE II OF RECORD IN BOOK 4729, PAGE 687, AND ALL AMENDMENTS THERETO;

unimproved ☐

This is improved ☑ property, known as 368 Huntington Ridge Dr., No. 26, Nashville, TN 37211
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

SHR PROPERTIES, LLC

By:_____
Greg K. Self, Administrative Member

By:_____
Greg K. Self as Authorized Signor for
John L. Hickman, Administrative Member

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Greg K. Self**, with whom I am personally acquainted, and who, upon oath, acknowledged himself ~~themselves~~ to be the **Admin. Member** of **SHR Properties, LLC**, the within named bargainor, a limited liability company, and that he as such **Admin. Member** being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by ~~themselves~~ himself as such **Administrative Member**

WITNESS my hand and seal this 27th day of April, 2012.

My Commission Expires:
March 03, 2014

Deanie L. Gregory
Notary Public, Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:

Greater Nashville Title and Closing Company
200 Madison Street
Madison, TN 37115

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Greg K. Self**, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument as the Authorized Signor for John L. Hickman, an Administrative Member of SHR PROPERTIES, LLC, a Limited Liability Company, and as such Authorized Signor, he executed the same for the purposes set forth therein.

Witness my hand and seal in Madison, Tennessee, this the 27th day of April, 2012.

My commission expires: 3/3/2014

Deanie L. Gregory
Notary Public Deanie L. Gregory

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY