BILL GARRETT, Davidson County
Trans:T20120035891 DEEDWARR
Recvd: 05/16/12 09:33 2 pgs
Fees:13.00 Taxes:754.80

20120516-0042220

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF May, 2012.

Notary Public

MY COMMISSION EXPIRES: 12-10-12

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

R-VRES-12-1831

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 Hudson	Alliance Financial (NAME)	
501 B Coffee Street (ADDRESS)	2155 W Pinnacle Peak (ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Phoenix, AZ 85027 (CITY) (STATE) (ZIP)	081-08-0-T-004.00

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, I/we KENNER & MCLEAN DEVELOPMENT GROUP, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK HUDSON, 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:

BEING UNIT NO. B OF 5TH AND COFFEE TOWNHOMES, A PLANNED UNIT DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, ESTABLISHING 5TH AND COFFEE TOWNHOMES OF RECORD IN INSTRUMENT NUMBER 20111020-0081710, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNIT OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREROF; SAID UNIT BEING DEPICTED ON EXHIBIT C ; TOGETHER WITH A PERCENTAGE INTEREST IN THE COMMON ELEMENTS AND VOTING PERCENTAGE AS SET FORTH IN EXHIBIT D.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KENNER & MCLEAN DEVELOPMENT GROUP, INC., A TENNESSEE CORPORATION BY DEED FROM CRM CENTRAL PROPERTIES, LLC OF RECORD AT INSTRUMENT NO. 20110511-0035986, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 10, 2011.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO CRM CENTRAL PROPERTIES, LLC, BY DEED FROM ROBERT C. GOODRICH, JR., SUCCESSOR TRUSTEE OF RECORD AT INSTRUMENT NO. 20100830-0068797, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 27, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 21, PAGE 105; INSTRUMENT NUMBER 20111020-0081710; INSTRUMENT NUMBER 20111014-0080162; INSTRUMENT NUMBER 20110511-0035984; INSTRUMENT NUMBER 20110511-0035985; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 501 B Coffee Street, 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.

Witness my/our hand(s) this 4th day of May, 2012.

Kenner & McLean Development Group, Inc.

BY: William D. Kenner III
William D. Kenner, III, President

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared William D. Kenner, III, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the President of Kenner & McLean Development Group, Inc., the within named bargainor, a corporation, and that he/she as such President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4 day of May, 2012

Notary Public
My Commission Expires: 5-2014

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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