WARRANTY DEED

RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of June, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-3-2014

(AFFIX SEAL) DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

DEANIE L. GREGORY
ATTORNEY-AT-LAW
GREATER NASHVILLE TITLE
AND CLOSING COMPANY
200 MADISON STREET
MADISON, TN 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Haynes	U.S. Bank, N. A.	081070B00100CO
(NAME)	(NAME) Attn. Payment Processing	
1924 10th Avenue North, # B	P. O. Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Owensboro, KY 42304-0005	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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 HAYNES , HEREINAFTER CALLED THE GRANTEE, HIS 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, State of Tennessee, described as follows to-wit:

Being Unit A and the private elements appurtenant thereto as set forth on the Plan of 1924 10th Avenue North Townhomes, which plan is shown as Exhibit "A" in the Master Deed Establishing A Horizontal Property Regime of 1924 10th Avenue North Townhomes as of record in Instrument No. 20070917-0110957, Register's Office for Davidson County, and which Unit A is more particularly described in said Master Deed, together with all fixtures, appliances, wallcoverings, carpets or other improvements therein and an undivided interest in the general common elements, if any, appurtenant thereto.

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. which deed is of record in Instrument No. 20110922-0073469 in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO PROPERTY TAXES FOR 2012 AND SUBSEQUENT YEARS; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF 1924 10TH AVENUE NORTH TOWNHOMES WHICH PLAN IS EXHIBIT "A" TO HEREIN REFERENCED MASTER DEED; FURTHER SUBJECT TO THOSE MATTERS SET FORTH ON THE PLAN OF THOMAS WOODARD PROPERTY OF RECORD IN PLAN BOOK 2 , PAGE 204, CHANCERY COURT AT NASHVILLE; FURTHER SUBJECT TO THE TERMS, CONDITIONS AND OBLIGATIONS SET OUT IN MASTER DEED ESTABLISHING A HORIZONTAL PROPERTY REGIME OF 1924 10TH AVENUE NORTH TOWNHOMES OF RECORD AS INSTRUMENT NO. 20070917-0110957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☑ property, known as 1924 10th Avenue North, # B, 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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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, his 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 hand this 7th day of June, 2012.

BILL GARRETT, Davidson County
Trans:T20120043941 DEEDWARR
Recvd: 06/14/12 11:19 2 pgs
Fees:13.00 Taxes:314.50

20120614-0052137

File No.: 2011-0372
GRE TN Warranty Deed

SHR PROPERTIES, LLC

By: _____
Greg K. Self, Administrative Member

By: _____
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 John L. Hickman, with whom I am personally acquainted, and who, upon oath, acknowledged himself 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 himself as such Administrative Member.

WITNESS my hand and seal this 7th day of June, 2012.

My Commission Expires:
March 03, 2014

DEANIE L. GREGORY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON

_____
Notary Public: DEANIE L. GREGORY

State of Florida

County of Walton

Before me, the undersigned authority, of the State and County aforesaid, personally appeared Greg K. Self, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to an Administrative Member of SHR PROPERTIES, LLC, a Tennessee Limited Liability Company, and that he as such Administrative Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as an Administrative Member.

Witness my hand and official seal at office at Santa Rosa Beach (city), Florida, this the 7th day of June, 2012.

Commission expires:
02/21/2016

JUSTIN M. NAEYAERT MY COMMISSION EXPIRES February 21, 2016 #EE 172066 Bonded thru Notary Public Underwriters NOTARY PUBLIC, STATE OF FLORIDA

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Notary Public