WARRANTY DEED

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00

Rebecca D Rudy

Affiant

Subscribed and sworn to before me, this 8th DAY OF August, 2012.

Cissy J. Williams

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CISSY J. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC HICKMAN COUNTY My Commission Expires 12-02-2013

R-VRE-12-3429

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
Andrea Ellen Wolf	New Owners (NAME)	
3429 33rd Avenue South #A (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104-10-0-Q-5000.00CO

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 H & K INVESTMENTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ANDREA ELLEN WOLF, 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 E AS SHOWN ON THE PLAN ATTACHED AS EXHIBIT C TO THE THIRD AMENDMENT TO DECLARATION OF COVENANTS,CONDITIONS AND RESTRICTIONS FOR AVENUE SOUTH TOWNHOMES AS OF RECORD IN INSTRUMENT 201203290026541, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO H & K INVESTMENTS BY DEED FROM RAY E. TARKINGTON OF RECORD IN INSTRUMENT 201008020060487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 23, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 3106, PAGE 120; BOOK 3106,PAGE 131; INSTRUMENT 201007280059166; INSTRUMENT NUMBER 201009070070753; INSTRUMENT 201009210075025; INSTRUMENT 201108080060841; INSTRUMENT 201110030076391; INSTRUMENT 201110170080350; INSTRUMENT 201203290026541; INSTRUMENT 201203290026541, 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 3429 33rd Avenue South #A, 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:T20120061245 DEEDWARR
Recvd: 08/16/12 12:25 2 pgs
Fees:13.00 Taxes:1642.80
20120816-0073556

Witness my/our hand(s) this 8th day of August, 2012.

H & K Investments

BY: _____

ITS: _____

STATE OF Tennessee
COUNTY OF Davidson

On this the 8th day of August, 2012, before me personally appeared John Howard, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be a 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 8th day of August, 2012.

_____
Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-02-2016

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