WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00

Affiant

Subscribed and sworn to before me, this 16th ~~DAY OF~~ August, 2012.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

R-VRES-12-3429B

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 NUMBER
Amanda Mathis	NEW OWNER (NAME)	
3429B 33rd Avenue South (ADDRESS)	(ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	104100Q00600CO

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 AMANDA MATHIS, 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 F 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.BEING PART OF THE SAME PROPERTY CONVEYED TO RAY E. TARKINGTON BY QUITCLAIM DEED FROM JANE ANDERSON TARKINGTON, EXECUTRIX OF THE JOHN FRED TARKINGTON, JR., ESTATE, PARTNER WITH RAY E. TARKINGTON IN TARKINGTON COMPANY, A TENNESSEE GENERAL PARTNERSHIP, ALSO KNOW AS TARKINGTON PROPERTY COMPANY OF RECORD IN INSTRUMENT 20081002-0100399, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 24, 2008.

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 201103110019580; 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 3429B 33rd Avenue South, 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:T20120062331 DEEDWARR
Recvd: 08/21/12 10:02 2 pgs
Fees:13.00 Taxes:1628.00

20120821-0074927

Witness my/our hand(s) this 16th day of August, 2012.

H & K Investments

BY: _____

ITS: Partner

STATE OF Tennessee
COUNTY OF Davidson

On this the 16th 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 16th day of August, 2012.

_____
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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