File No. 12100827

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120084118 DEEDWARR
Recvd: 11/05/12 09:19 2 pgs
Fees:13.00 Taxes:925.00
20121105-0101434

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF OCTOBER, 2012.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires January 7, 2013

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane Kimball	F+M Bank	082090T016.00
(NAME)	(NAME)	
413 Van Buren Street, #102	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Hugh R. Hanna and Amanda C. Hanna, husband and wife**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Shane Kimball, a single person**, 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:

Land in Davidson County, Tennessee, being Unit 16, Germantown Station Condominium, as established in Exhibit B to Declaration of record in Instrument No. 20100804-0061209*, in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit. *amended in Instrument No. 20111020-0081623

Being the same property conveyed to Hugh R. Hanna and Amanda C. Hanna, husband and wife, by Warranty Deed of record in Instrument 20101216-0100112, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Declaration of Germantown Station Condominiums of record in Instrument 20100804-0061209, as amended in Instrument 20111020-0081623; Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 20100621-0047868, Instrument 20070919-0112010 and Instrument 20070919-0111969; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved ☐ property, known as 413 Van Buren St, #120, 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 GRANTORS 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 GRANTORS further covenant and ourselves, our heirs and assigns, 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 29 day of October, 2012.

Hugh R. Hanna

Amanda C. Hanna

STATE OF Tennessee
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hugh R. Hanna and Amanda C. Hanna, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described herein, and who acknowledged that they executed the within instrument for the purposes therein contained..

Witness my hand at office this 29th day of October, 2012.

Commission expires: 5/17/2014

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

FILE NO. 12100827
RETURN TO:
Lawyers Land & Title Services, LLC
500 North Walnut Street
Murfreesboro, TN 37130