39-B

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130018050 DEEDWARR
Recvd: 03/05/13 13:07 2 pgs
Fees:13.00 Taxes:1628.00

20130305-0021951

R-VRES-13-3431B

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00.

Affiant

Subscribed and sworn to before me this 25th DAY OF February, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
The Grand Golden Dragon Enterp	New Owner (NAME)	
613 Angela Circle	(ADDRESS)	
Goodlettsville, TN 37072-3504	(ADDRESS)	104-10-0Q-008.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 THE GRAND GOLDEN DRAGON ENTERPRISE, INC., 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 H, AS SHOWN ON THE PLAN ATTACHED AS EXHIBIT C TO THE FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR AVENUE SOUTH TOWNHOMES AS OF RECORD IN INSTRUMENT 20120827-0076808, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AS ESTABLISHED BY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NUMBER 20100907-0070753, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND AMENDED BY FIRST AMENDMENT IN INSTRUMENT NUMBER 20100921-0075025, SECOND AMENDMENT IN INSTRUMENT NUMBER 20111003-0076391 AND THIRD AMENDMENT IN INSTRUMENT NUMBER 20120329-0026541, SAID REGISTER'S OFFICE.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO H&K INVESTMENTS BY DEED FROM RAY E. TARKINGTON OF RECORD AT INSTRUMENT NO. 20100802-0060487, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 23, 2010 AND RECORDED ON AUGUST 2, 2010.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; B) INSTRUMENTS OF RECORD IN INSTRUMENT NUMBER 20100907-0070753; INSTRUMENT NO. 20100921-0075025, SECOND AMENDMENT IN INSTRUMENT NUMBER 20111003-0076391, AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20111017-0080350; THIRD AMENDMENT IN INSTRUMENT NUMBER 20120329-0026541 AND FOURTH AMENDMENT IN INSTRUMENT 20120827-0076808; INSTRUMENT NUMBER 20100728-0059166; PLAT BOOK 3106, PAGE 120, 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 3431 B 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.

Witness my/our hand(s) this 25th day of February, 2013.

H & K Investments

By: _____
John Howard, General Partner

STATE OF Tennessee
COUNTY OF Davidson

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 General 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 25 day of February, 2013.

_____
Notary Public
My Commission Expires: _____

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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