WARRANTY DEED

R-VRES-12-3433A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $452,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

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
Mark A. Hallman	MidAmerica Mortgage, Inc.	
3433A 33rd Avenue South (ADDRESS)	20545 Center Ridge RD #250 (NAME)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Rocky River, OH 44116 (ADDRESS) (CITY) (STATE) (ZIP)	104100Q00900CO

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, we H & K INVESTMENTS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARK A. HALLMAN AND CHRISTINE HALLMAN, HUSBAND AND WIFE, 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 I, 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 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, RECORDED 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 BOOK 3106, PAGE 120, REVISED IN BOOK 3106,PAGE 131; INSTRUMENT 201007280059166; INSTRUMENT NUMBER 201103110019580; INSTRUMENT NUMBER 201009070070753,AMENDED IN INSTRUMENT 201009210075025, INSTRUMENT 201108080060841, INSTRUMENT 201110030076391, AFFIDAVIT IN INSTRUMENT 201110170080350, AND AMENDED IN INSTRUMENT 201203290026541, AND INSTRUMENT 201208270076808; INSTRUMENT 201208270076808, 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 3433A 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:T20130020798 DEEDWARR
Recvd: 03/14/13 09:24 2 pgs
Fees:13.00 Taxes:1672.40

20130314-0025338

Witness my/our hand(s) this 8th day of March, 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 8 day of March, 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