THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd** **Suite 203A** **Nashville, Tennessee 37215** **CRT File No. 13030087** **Return to:** **Foundation Title and Escrow, LLC.** 2672 N. Mt. Juliet Rd. Mt. Juliet, TN 37122	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $339,900.00. Thomas A Hall JR Affiant Subscribed and sworn to before me, this 17th day of April, 2013. Notary Public My Commission Expires:

KATHERINE D. PEDEN NOTARY PUBLIC SEAL STATE OF INDIANA MY COMMISSION EXPIRES FEB. 27, 2019

WARRANTY DEED

Address New Owner: Michael G. Dimler 226 31st Ave N Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104020X22600CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas A. Hall Jr. and wife, Miriam Habeeb** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael G. Dimler*** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

CB

* unmarried

Land in Davidson County, Tennessee, being Unit No. 226 on the Plan of The Row at 31st Condominiums, as established by Master Deed of record as Instrument No. 20030430-0057670, as corrected as Instrument No. 20040203-0014724, and as further set out by an Addendum to Master Deed of record as Instrument Nos. 20040206-0014724, 20040615-0070764, 20040915-01111215, 20080425-0042359 and 20130204-0011323, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas A. Hall, Jr. and wife, Miriam Habeeb by Warranty Deed from Martin I. Perlmutter, married, recorded on the 26th day of October, 2010 in Instrument No. 20101026-0085667, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

BILL GARRETT, Davidson County
Trans:T20130033043 DEEDWARR
Recvd: 04/23/13 09:11 3 pgs
Fees:18.00 Taxes:1257.63

20130423-0040070

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE ROW AT 31ST Condominium of record in Instrument No. 20030430-0057670, corrected at Instrument No. 20040203-0012935 , as amended by instrument(s) of record in Instrument Nos. 20040206-0014724, 20040915-0111215 and 20040615-0070764, 20080425-0042359 and 20130204-0011323; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Charter of Baty Development Group, LLC, recorded at Instrument No. 20010720-0077360.

Easement for Sanitary Sewers and/or Storm Drainage to Metro Government, recorded in Instrument No. 20021011-0125352.

Stormwater Detention Agreement, recorded at Instrument No. 20020910-0109699.

This is improved property located at 226 31st Ave N Nashville TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of April, 2013.

Thomas A. Hall Jr.

Miriam Habeeb by Thomas A Hall Jr. her attorney-in-fact

Miriam Habeeb by Thomas A. Hall, Jr., her attorney-in-fact

STATE OF Indiana)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Thomas A. Hall Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of April, 2013.

KATHERINE D. PEGGS
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES FEB. 27, 2019

Notary Public

My Commission Expires:

KATHERINE D. PEGGS NOTARY SEAL NOTARY PUBLIC, STATE OF INDIANA

STATE OF Indiana)
COUNTY OF Hamilton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas A. Hall, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-fact for Miriam Habeeb, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Said POA of record @ Inst # 201304230040069, RO DCTN.

WITNESS my hand, at office, this 17th day of April, 2013.

KATHERINE D. PEGGS
NOTARY PUBLIC
SEAL
STATE OF INDIANA
MY COMMISSION EXPIRES FEB. 27, 2019

Notary Public

My Commission Expires:

