BILL GARRETT, Davidson County
Trans:T20130046777 DEEDWARR
Recvd: 06/05/13 09:43 2 pgs
Fees:13.00 Taxes:370.00
20130605-0056878

JOHN C. LEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

WARRANTY DEED

G-RR-13-222-301

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Alexander Y. Wagner
Affiant

Subscribed and sworn to before me, this 31st DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 8 2014
(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
Alexander Y. Wagner	Same	
222 Polk Avenue #301	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		093052A11200CO
(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, we AMY HARDY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALEXANDER Y. WAGNER, A SINGLE PERSON, 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:

A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING UNIT NUMBER 301 ON THE PLAN OF WATAUGA CONDOMINIUMS (FORMERLY KNOWN AS POLK MANOR CONDOMINIUM), CREATED UNDER TITLE 66, CHAPTER 27, SECTION 101 ET SEQ., AS AMENDED IN TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY MASTER DEED OF RECORD IN BOOK 6339, PAGE 28L, AND AMENDED IN BOOK 6697, PAGE 889, AND AMENDED AND RESTATED IN INSTRUMENT NUMBER 20061025-0132105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS APPURTENANT TO SAID UNITS, AS SET FORTH IN THE MASTER DEED AND BYLAWS, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNITS.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM LRW HOLDINGS, LLC TO AMY HARDY AS RECORDED ON THE 1ST DAY OF APRIL, 2013 IN INSTRUMENT NO. 20130401-0030951; SUBSTITUTE TRUSTEE'S DEED FROM RUBIN LUBLIN TN, PLLC F/K/A RUBIN LUBLIN SUAREZ SERRANO TN, LLC, SUBSTITUTE TRUSTEE TO LRW HOLDINGS, LLC AS RECORDED ON THE 1ST DAY OF APRIL, 2013 IN INSTRUMENT NO. 20130401-0030950 AND WARRANTY DEED FROM RONALD CARL TO YAGHOOB HANAI AS RECORDED ON THE 3RD DAY OF DECEMBER, 2007 IN INSTRUMENT NO. 20071203-0139777, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 6339, PAGE 281 AMENDED IN BOOK 6697, PAGE 889; AMENDED AND RESTATED IN INSTRUMENT NO. 20061025-0132105; CHARTER OF THE HOA OF RECORD IN INSTRUMENT NO. 20061005-0123859 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 222 Polk Avenue #301, Nashville, Tennessee 37203
(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 31st day of May, 2013.

Amy Hardy

Amy Hardy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Hardy, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of May, 2013.

Notary Public

My Commission Expires: 5-2014

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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