RETURN TO:
PREMIER ESCROW, LLC
~~4301 HILLSBORO ROAD, STE 300~~
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20130065339 DEEDWARR
Recvd: 07/31/13 10:15 2 pgs
Fees:13.00 Taxes:1406.00
20130731-0079652

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $380,000.00

Affiant

Subscribed and sworn to before me as of the 29th day of July, 2013.

Notary Public

My Commission Expires:

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Ryan Hauber and Rachel Eisenstein 228 31st Ave. North Nashville, TN 37203	SAME	104-02-0X-228.00-CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Pamela J. Johnson, unmarried**, hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **Ryan Hauber and Rachel Eisenstein,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 228, together with the appurtenant interest in the common elements of The Row at 31st Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20030403-0057670, corrected in Instrument No. 20040203-0012935, addendum in Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215 and Instrument No. 20130204-0011323, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

Being the same property conveyed to Pamela J. Johnson, unmarried by Warranty Deed from Baty Development Group, LLC, a Tennessee Limited Liability Company of record at Instrument No. 20051017-0124988, dated October 07, 2005 and recorded on October 17, 2005, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their heirs and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as stated herein as follows:

a. Taxes for the year 2013 a lien, not yet due and payable.

b. All matters appearing of record in Book 57, Page 114, in the Register's Office for Davidson County,

Tennessee.

c. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030430-0057670, corrected in Instrument No. 20040203-0012935, addendum in Instrument No. 20040206-0014724, amended in Instrument No. 20040615-0070764, Instrument No. 20040915-0111215 and Instrument No. 20130204-0011323, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

d. Easement to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Instrument Number 20021011-0125352, in the Register's Office for Davidson County, Tennessee.

e. Storm Water detention agreement of record in Instrument Number 20020910-0109699, in the Register's Office for Davidson County, Tennessee.

f. Subject to rights of others in and to the common areas and/or elements.

Grantor further covenants and binds herself, her heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, their heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantor" has caused her name to be affixed hereto as of the 29th day of July, 2013.

Pamela J. Johnson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Pamela J. Johnson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 29th day of July, 2013.

Notary Public

My Commission Exp 03-7-17

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires March 7, 2017