WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130071883 DEEDWARR
Recvd: 08/20/13 13:27 2 pgs
Fees:13.00 Taxes:539.09

20130820-0087721

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $145,700.00.

Affiant

Subscribed and sworn to before me this 16 day of August, 2013

Notary Public
My Commission expires: 9-8-13
(Affix Seal)

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Abigail Buter	Pinnacle Bank	105030D00600CO
1208 Third Avenue South Unit #6	150 3rd Ave S #900	
Nashville, TN 37210	Nashville, TN 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **The Housing Fund**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Abigail Buter, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Private Element Unit 6 on the Plan for Townhomes at 1208 3rd Avenue South, Horizontal Property Regime with Private Elements as defined in Tenn. Code Ann. §66-27-101 et seq. located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Townhomes at 1208 3rd Avenue South, Horizontal Property Regime with Private Elements of record in Instrument Number 20110726-0057015, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Townhomes at 1208 3rd Avenue South, Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument Number 20110726-0057015, said Register's Office, are hereby incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to The Housing Fund from David G. Mangum, Substitute Trustee, by Substitute Trustee's Deed on July 12, 2013, of record in Instrument Number 20130712-0072291, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on Master Deed of record in Instrument Number 20110726-0057015, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20120510-0040685 and 20110614-0045436, Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20110722-0056211, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1208 Third Avenue South Unit #6, Nashville, TN 37210

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this August 16, 2013.

THE HOUSING FUND

By: Paul Johnson

STATE OF TENNESSEE

COUNTY OF Davidson

On this 16th day of August, 2013, before me, appeared Paul Johnson, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Executive Director of The Housing Fund, and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Executive Director, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

Freda H. Brownlow My Commission Expires: My Commission Expires: May 20, 2014

NOTARY PUBLIC

FREDA H BROWNLOW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY