BILL GARRETT, Davidson County
Trans:T20130093640 DEEDWARR
Recvd: 11/01/13 11:55 2 pgs
Fees:13.00 Taxes:1119.25
20131101-0113589

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $302,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2013.

Notary Public
MY COMMISSION EXPIRES: 03-07-17
File No. G13-7763D

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Laura E. Sentivany (NAME)	Wells Fargo Bank NA (NAME)	082-09-0-T 017.00 CO
413 Van Buren Street, Unit 101 (STREET ADDRESS)	101 North Phillips Avenue (STREET ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	Sioux Falls, MN 57104 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Kristen M. Pike Humphreys and Christopher R. Humphreys, wife and husband**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Laura E. Sentivany,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 17, on the plan of Germantown Station Condominium, as shown on Exhibit B to declaration of record in Instrument No. 20100804-0061209, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to Kristen M. Pike and Christopher R. Humphreys, both unmarried as tenants in common with the right of survivorship from Germantown Station Homes, LLC, by Deed dated August 30, 2011, as Instrument No. 201109070069167, in the Register's Office for Davidson County, Tennessee.

Kristen M. Pike having since married and is now known as Kristen M. Pike Humphreys.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20100804-0061209, Register's Office for Davidson County, Tennessee.

2. Easement for Water Quality, as recorded in Instrument No. 20070919-0111969, Register's Office for Davidson County, Tennessee.

3. Matters shown on a survey prepared by Initial Point Surveying, Inc., L. Kevin Morehead, TN RLS no. 2315, dated February 14, 2006.

4. Inspection and Maintenance Agreement for Private Stormwater Management Facilities as recorded in Instrument No. 20070919-0112010 and Instrument No. 20070919-0112010 and Instrument No. 20100621-0047868, Register's Office for Davidson County, Tennessee.

5. Condition set out in Quitclaim Deeds as recorded in Instrument No. 20100722-0057467 and Instrument No. 20100722-0057468, Register's Office for Davidson County, Tennessee.

6. Notice of Completion as recorded in Instrument No. 20110727-0057380, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 413 Van Buren Street, Unit 101,Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 30th day of October, 2013.

Kristen M. Pike Humphreys — October 30, 2013 Date

Christopher R. Humphreys — October 30, 2013 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Kristen M. Pike Humphreys and Christopher R. Humphreys, wife and husband, the bargainor(s), 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 30th day of October, 2013.

My Commission Expires: 3/31/14

Notary Public

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066