PICK-UP

BILL GARRETT, Davidson County
Trans:T20130107747 DEEDWARR
Recvd: 12/30/13 13:26 3 pgs
Fees:18.00 Taxes:5550.00
20131230-0130815

FROM: Gary D. Sasser
TO: Ronald J. Sofka and wife, Carole A. Sofka

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Ronald J. and Carole A. Sofka 3350 SW 27th Avenue Unit 2101 Miami, FL 33133	(same)	Map 104-9R Parcel 102

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,500,000.00.

Ronald J. Sofka
Affiant

Subscribed and sworn to before me, this the 30th day of December, 2013.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Jeanette L. Ramer
Notary Public
My Comm. Expires: 7/6/15

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, Gary D. Sasser, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Ronald J. Sofka and wife, Carole A. Sofka, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 102 as described in Exhibit B to the Master Deed of The Southgate Condominiums, of record as Instrument No. 20060307-0026322, Register's Office for Davidson County, Tennessee, as amended by Amendment to Master Deed, of record as Instrument No. 20070606-0068095, said Register's Office, and further amended by Second Amendment to the Master Deed of the Southgate Condominiums, of record as Instrument No. 20080616-0061599, said Register's Office, by Third Amendment to the Master Deed of The Southgate Condominiums, of record as Instrument No. 20131015-0107794, said Register's Office, and by

First Amendment to the Bylaws of the Southgate Condominiums Homeowners' Association, Inc., of record as Instrument No. 20131015-0107796, said Register's Office, to which Master Deed reference is hereby made for a more complete legal description.

Being the same property conveyed to Gary D. Sasser, by deed from 3821 West End Developers, LLC, a Tennessee limited liabilty company, of record as Instrument No. 20070913-0109623, Register's Office for Davidson County, Tennessee.

The above described property is not the usual place of residence of the Grantor.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. Master Deed for The Southgate Condominiums, and the By-Laws appended thereto, of record as Instrument No. 20060307-0026322, said Register's Office, as amended by Amendment to Master Deed, of record as Instrument No. 20070606-0068095, said Register's Office, and further amended by Second Amendment to the Master Deed of the Southgate Condominiums, of record as Instrument No. 20080616-0061599, said Register's Office, by Third Amendment to the Master Deed of The Southgate Condominiums, of record as Instrument No. 20131015-0107794, said Register's Office, and by First Amendment to the Bylaws of the Southgate Condominiums Homeowners' Association, Inc., of record as Instrument No. 20131015-0107796, said Register's Office.

2. All matters shown on the plan of record as Instrument No. 20050622-0071650, said Register's Office.

3. Sanitary Sewers and/or Storm Drainage, Water Mains and Pumps Easement of record as Instrument No. 20060126-0009703, said Register's Office.

4. Stormwater Quality Agreement of record as Instrument No. 20060126-0009700, said Register's Office.

5. Rights of others in and to the use of the common elements.

This is improved property located at 3821 West End Avenue, No. 102, Nashville, Tennessee 37205.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, 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. 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 hand this 23rd day of December, 2013.

Gary D. Sasser

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 Gary D. Sasser, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 23rd day of December, 2013.

NOTARY PUBLIC

My Commission Expires: 7/6/15

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.