WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016126 DEEDWARR
Recvd: 03/10/14 12:26 2 pgs
Fees:13.00 Taxes:936.10
20140310-0019913

R-VRES-14-358

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $253,000.00

April D. Blidsman
Affiant

Subscribed and sworn to before me, this 7th DAY OF March, 2014.

Notary Public

MY COMMISSION EXPIRES: 4/1/17
(AFFIX SEAL)

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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
Michael Hartman	PINNACLE BANK	
358 Elmington Ave, Unit H35	(NAME) 150 3RD AVENUE SOUTH	
(ADDRESS) Nashville, TN 37205	(ADDRESS) NASHVILLE, TN 37201	104-10-0C-035.00-CO
(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, I/we LINDSAY ANN WIRTH, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MICHAEL HARTMAN, A SINGLE MAN, 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 CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. H35 ON THE 2ND REVISED PLAN OF ELMINGTON CONDOMINIUM, OF RECORD IN BOOK 4660, PAGE 60, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, A CONDOMINIUM DEVELOPMENT ESTABLISHED PURSUANT TO THE PROVISION OF THE TENNESSEE HORIZONTAL PROPERTY ACT AS THE SAME IS SET OUT IN SECTION 66-27-101, ET SEQ. OF THE TENNESSEE CODE ANNOTATED, UNDER THE MASTER DEED ESTABLISHING ELMINGTON CONDOMINIUM OF RECORD IN BOOK 4486, PAGE 547 AS CORRECTED IN BOOK 4673, PAGE 102, AS AMENDED IN BOOK 4963, PAGE 265, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND SUBJECT TO THE PROVISIONS AND REQUIREMENTS THEREOF, AND THE BY-LAWS FOR THE ADMINISTRATION THEREOF, AND ALL EASEMENTS, RIGHTS, AND INTEREST IN FAVOR OF OTHER UNITS OWNERS, AND ALL SEWER, WATER, ELECTRICAL, TELEPHONE, AND OTHER UTILITY EASEMENTS NOW OR HEREAFTER ESTABLISHED OVER, THROUGH, OR UPON THE LAND EMBRACING THE REGIME AND BUILDINGS THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LINDSAY ANN WIRTH, UNMARRIED BY DEED FROM ROBERT SHULER, UNMARRIED OF RECORD AT INSTRUMENT NO. 20120106-0001482, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 03, 2012 AND RECORDED ON JANUARY 06, 2012.

THIS CONVEYANCE IS SUBJECT TO A) 2014 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN PLAT BOOK 4660, PAGE 60, MASTER DEED RECORDED IN BOOK 4486, PAGE 547, CORRECTED IN BOOK 4673, PAGE 102, AMENDED IN BOOK 4963, PAGE 265, BY-LAWS OF ELMINGTON CONDOMINIUM ASSOCIATION OF RECORD IN BOOK 4486, PAGE 553 AS AMENDED IN BOOK 4963, PAGE 263, BOOK 5362, PAGE 258 AND BOOK 5516, PAGE 302, CHARTER OF ELMINGTON CONDOMINIUM ASSOCIATION, INCORPORATED OF RECORD IN BOOK 4790, PAGE 686, AGREEMENT OF RECORD IN BOOK 4728, PAGE 411, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 358 Elmington Ave #H35, Nashville, Tennessee 37205
(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 7th day of March, 2014.

Lindsay Ann Wirth

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lindsay Ann Wirth, 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 7th day of March, 2014.

Notary Public

My Commission Expires: 1-9-16

(SEAL)



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