WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140016954 DEEDWARR
Recvd: 03/13/14 09:07 2 pgs
Fees:13.00 Taxes:793.65
20140313-0020916

TRICIA BALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 11/6/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2323 21st Avenue, S., Ste. 502, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert A. Hartline, Jr.	New Owner	104-06-0N-203.00-CO
(NAME)	(NAME)	
203 Rose Hall		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, BRIAN J. SOUKUP, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ROBERT A. HARTLINE, JR., MARRIED, HEREINAFTER CALLED THE GRANTEE, HIS 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. 203, on the Horizontal Property Regime for Rose Hall Condominiums, as recorded in the Master Deed of record in Book 7307, page 760 and on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Place of record in Book 332, page 15, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Brian J. Soukup, by deed from Carol R. Elmquist, Trustee of the Carol R. Elmquist Trust, of record in Instrument No. 20050505-0050287, dated April 29, 2005, said Register's Office.

This conveyance is subject to: 2014 property taxes which are a lien, but not yet due and payable; all matters as shown on the Horizontal Property Regime for Rose Hall Condominiums, as recorded in the Master Deed of record in Book 7307, page 760 and on the Plan of Rose Hall Condominiums of record in Plat Book 6900, page 379, which amends Lots 37, 38, 39, 40 and 41 of Bransford Realty Company's West End Place of record in Book 332, page 15, Register's Office for Davidson County, and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 203 Rose Hall, Nashville, TN 37212

(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 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. 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 28th day of February, 2014.

Brian J. Soukup

STATE OF TEXAS)
COUNTY OF Dallas)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brian J. Soukup, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this 28 day of Feb 2014.

Notary Public

My Commission Expires:

12-01-14

ELIZABETH JOY COOKE
Notary Public
STATE OF TEXAS
My Comm. Exp. 12-01-14