BILL GARRETT, Davidson County
Trans:T20140024764 DEEDWARR
Recvd: 04/11/14 14:11 2 pgs
Fees:13.00 Taxes:989.75
20140411-0030658

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is ~~$262,000.00~~ $267,500.00

Affiant

Subscribed and sworn to before me, this 9th day of April, 2014.

Notary Public
My commission expires: 3/24/17

CAROL T BAKER
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Victoria Hirschberg		09102023800 p/o
6015ALouisiana Avenue		
Nashville, TN 37209	New Owner	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Astercor Group, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Thurman Baker and wife, Victoria Hirschberg,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Unit A, 6015 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements as set out in the Declaration of Covenants, Conditions, and Restrictions of record as Instrument Number 20130207-0012946, as amended by Instruments of record as Instrument Number 20140324-0023797 and Instrument Number 20140324-0023798, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete description thereof.

Being a portion of the same property conveyed to Astercor Group, LLC, a Tennessee limited liability company by Warranty Deed from Aerial Investment Properties, LLC, a Tennessee limited liability company, recorded on June 21, 2013 in Instrument Number 20130621-0063720, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions as shown on Map of Cherokee Park Subdivision, as of record in Book 161, Page 75, and 6015 Louisiana Avenue Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument No. 20130207-0012946, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons; (2) Charter of record in Instrument Number 20130207-0012945, Register's Office for Davidson County, Tennessee

This property is improved property known as: **6015A Louisiana Avenue, Nashville, TN 37209**

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. Grantors covenant with Grantee(s) that Grantor(s) are 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 9th day of April, 2014.

Received by:

Astercor Group, LLC, a
Tennessee limited liability company

By: _____
Carol Hatcher
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **Carol Hatcher, Chief Manager for Astercor Group, LLC, a Tennessee limited liability company** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as such **Chief Manager.**

Witness my hand and official seal this 9th day of April, 2014.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 5/30/2017

FILE NO: 2014032983