Realty Title and Escrow Co., Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140025633 DEEDWARR
Recvd: 04/16/14 10:23 2 pgs
Fees:13.00 Taxes:379.25
20140416-0031693

WARRANTY DEED

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLSON COUNTY
My Comm. Exp. 12/27/15

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$102,500.00**.

Affiant

Subscribed and sworn to before me, this the 14th day of April, 2014.

Notary Public

My commission expires: 12-27-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Kenneth Clay Garner	New Owner	Map 172-06-0-A Parcel 039.00CO
132 Quinn Circle		
Nashville, TN 37210		

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 HEREBY ACKNOWLEDGED, WE,

ABH Acquisition, LLC a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kenneth Clay Garner and Karen Warren Garner, husband and wife

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 Lot No. 49 on the Final Plat of Mountain View, a Planned Unit Development, Section 1, Revision One, of record in Plat Book 9700, pages 562 and 563, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to ABH Acquisition, LLC, a Tennessee limited liability company, by Deed from Urbandillo, dated October 30, 2013, of record in Instrument No. 20131104-0114168,and Acrivener's Affidavit, dated February 13, 2014, of record in Instrument No. 20140213-0012780, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:
1) The Plan of record in Book 9700, Pages 562 and 563, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
2) Declaration of Covenants, Conditions and Restrictions of Mountain View, of record in Book 10053, Page 239, Book 10496, page 311 and supplemental of record in Book 10919, page 327, Register's Office for Davidson County, Tennessee.
3) By-Laws of Mountain View Homeowners' Association, Inc., of record in Book 10496. page 388, Register's Office for Davidson County, Tennessee.
4) Conveyance of common area to Mountain View Homeowners' Association, Inc., of record in Instrument No. 20110421-0030899, Register's Office for Davidson County, Tennessee.
5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (____) Unimproved (__X__) property, known as **6045 Woodland Hills Drive, Nashville, TN 37211**

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 it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors 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 its hand by its duly authorized officer this 14th day of April, 2014.

ABH Acquisition, LLC a Tennessee limited liability company

By: _____
Timothy J. Hawbaker, Member

By: _____
Veronica L. Hawbaker, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Timothy J. Hawbaker, and Veronica L. Hawbaker,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be the **Members of ABH Acquisition, LLC a Tennessee limited liability company,** the within named bargainor, a limited liability company, and that they, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Timothy J. Hawbaker and Veronica L. Hawbaker as Members.**

Witness my hand, at office at Nashville, Tennessee, this **14th** day of **April, 2014.**

_____
Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017