WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140039981 DEEDWARR
Recvd: 06/06/14 10:53 2 pgs
Fees:13.00 Taxes:860.25
20140606-0049396

B-LG-14-121

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/13/16

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
DGI Properties, LLC	**DGI Properties, LLC**	
(NAME)	(NAME)	
121 Hampton Place	**2929 Sidco Drive**	**117-07-0C-121.00C O**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37204**	
(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 **JAMES KENNETH SHROPSHIRE, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DGI PROPERTIES, LLC** 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 Apartment in Davidson County, Tennessee, being Unit No. 121 on the Plan of Hampton Place Townhomes, of record in Book 5200, Page 421, Register's Office for said County which Plan and recorded thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to James Kenneth Shropshire, unmarried by deed from Harold Carr and wife, Karen P. Carr of record in Book 7875, page 654, Register's Office for Davidson County, Tennessee, dated June 23, 1989 and recorded on June 28, 1989.

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 421, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5891, Page 897 and Book 5891, Page 937, 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.
- Easement of record in Book 4110, Page 257 in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 5861, Page 436, in the Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter Amendment of record in Book 7570, Page 314 and Book 7866, Page 388, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 7875, Page 654, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **121 Hampton Place, Nashville, Tennessee 37215**.

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 the 29th DAY OF MAY, 2014.

James Kenneth Shropshire by John Gleaves,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES KENNETH SHROPSHIRE, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMES KENNETH SHROPSHIRE.

Witness my hand and official seal, this the 29th of May, 2014.

Notary Public
My Commission Expires: _____
(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212