WARRANTY DEED

JOHN CLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-RR-14-363

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $131,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

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)
Jonathan C. Wall and Kesha J. Wall	**Jonathan Wall**	
(NAME) **3904 Kimpalong Avenue**	(NAME) **3904 Kimpalong Avenue**	**131-05-0-B-363.00 CO**
(ADDRESS) **Nashville, TN 37205**	(ADDRESS) **Nashvillle, TN 37205**	
(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 **KEVIN GETTEN AND DIANE GETTEN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JONATHAN C. WALL AND KESHA J. WALL, HUSBAND AND WIFE** 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:

Land in Davidson County, Tennessee, being Unit 363, together with the appurtenant interest in the common elements of Four Seasons Condominiums, a horizontal property regime established by Master Deed of record in Book 6841, Page 349, amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site attached as Exhibit "D" to the aforementioned Master Deed and being located upon Tract 1 on the Plan of Clark Gower Property of record in Plat Book 5050, Page 30, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Getten, unmarried by Warranty Deed from Margaret Lokey, unmarried, recorded on the 22nd day of July, 2009 in Instrument No. 20090722-0068891, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the Exhibit "D" of Book 6841, Page(s) 349, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded in Book 6855, Page 917 and Book 8176, Page 697, Register's Office for Davidson County, Tennessee.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing FOUR SEASONS Condominium of record in Book 6841, Page 349 , as amended by instrument(s) of record in Book 6847, Page 122, Register's Office for Davidson County, Tennessee.
- Easement for Electric Utilities, recorded in Instrument No. 20010912-0099679, Register's Office for Davidson County, Tennessee.
- Easement for Ingress/Egress, recorded in Book 6869, Page 157, Book 6869, Page 162, Book 6870, Page 966 and Book 7776, Page 899, Register's Office for Davidson County, Tennessee.
- Easement for Right of Way/Const/Maintenance, recorded in Instrument No. 20120521-0043888, Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities, recorded in Book 5158, Page 851, Register's Office for Davidson County, Tennessee.
- Conveyance to Metropolitan Government for Water/Sewerage Services recorded in Book 5271, Page 430, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **363 Summit Ridge Circle, 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.

BILL GARRETT, Davidson County
Trans:T20140053281 DEEDWARR
Recvd: 07/23/14 13:46 2 pgs
Fees:13.00 Taxes:484.70

Warranty Deed

20140723-0065496

Witness my/our hand(s) this the 18th DAY OF JULY, 2014.

Kevin Getten By C. Loy Carney, Attorney In Fact
Kevin Getten by C. Loy Carney,
Attorney in Fact

Diane Getten By C. Loy Carney, Attorney In Fact
Diane Getten by C. Loy Carney,
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, C. Loy Carney , 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 KEVIN GETTEN AND DIANE GETTEN, and who acknowledged he/she/they executed the same as the free act and deed of the said KEVIN GETTEN AND DIANE GETTEN.

Witness my hand and official seal, this the 18th of July, 2014.

[redacted]
Notary Public
My Commission Expires: 8-17-2015
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

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