WARRANTY DEED

RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # _____

CHRISTOPHER R. JACKSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $396,000.00

x Monika Hager
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2014.

Notary Public

MY COMMISSION EXPIRES: May 11, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Monika Hager	Monika Hager	104-02-0-X 212.00CO
(NAME)	(NAME)	
212 31st Avenue N	212 31st Avenue N	Davidson County DEEDWARR Recvd: 08/01/14 08:40 3 pgs Fees:18.00 Taxes:1465.20 **20140801-0068693**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Stephen Samples and wife, Joyce Samples**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Monika Hager**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Located in Davidson County, Tennessee, being Unit No. 212, on the plan of The Row at 31st Condominiums, filed as Exhibit to and established by Master Deed of record in Instrument No. 20030430-0057670, as corrected and amended in Instrument No. 20040203-0012935, Instrument No. 20040206-0014724; Instrument No. 20040615-0070764; Instrument No. 20040915-0111215; Instrument No. 20080425-0042359 and Instrument No. 20130204-0011323, in the Register's Office of Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Stephen Samples and wife, Joyce Samples by Warranty Deed dated 09/22/2008 from SA Group Properties, Inc., a Minnesota corporation of record in Instrument 200810020100067, Register's Office for Davidson County, Tennessee.

This conveyance is subject (1) Master Deed of record in Instrument 200304300057670, said Register's Office. Said Master Deed was amended of record in Instrument 200402030012935, Instrument 200402060014724, Instrument 200406150070764, Instrument 200409150111215, Instrument 200804250042359 and Instrument 201302040011323, (2) Stormwater Detention Agreement of record in Instrument 200209100109699, (3) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200210110125352, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 212 31st Avenue N, Nashville, TN 37203
(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 GRANTEE(S), their heirs and/or 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/or 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 31st day of July, 2014.

Stephen Samples

Joyce Samples

State of Tennessee
County of Williamson

Personally appeared before me Stephen Samples and Joyce Samples, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 31st day of July, 2014.

Notary Public Chris Jackson
My Commission Expires: May 16, 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

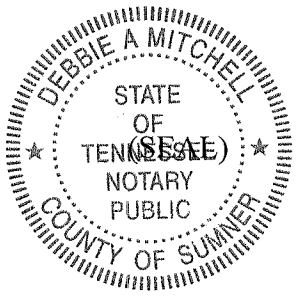
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017