WARRANTY DEED

Return to
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, Tenneessee 37212

BILL GARRETT, Davidson County
Trans:T20140063529 DEEDWARR
Recvd: 08/27/14 12:40 2 pgs
Fees:13.00 Taxes:854.70
20140827-0078194

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $231,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2014.

Notary Public

MY COMMISSION EXPIRES: 5-2-2016

(AFFIX SEAL)

Angela K. Robertson
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David D. Weinstein	David D. Weinstein	
(NAME) 116 31st Ave North 301	(NAME) 5623 Warren Ridge Drive	104-2-S-17.00CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) Bakersfield, CA 93313	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **ANDREW M. HYDE, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID D. WEINSTEIN, UNMARRIED,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 301 together with Parking Space No. 15, of the Hedrick Place Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Hedrick Place Condominiums, as recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 200002030011406, including without limitation the By-Laws appended thereo, as Exhibit "C", said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of Hedrick Place Condominium, as shown on Exhibit Map to the Master Deed as recorded in said Register's Office, as Instrument No. 200002030011406, for a more complete identification and description of said unit and parking space.

BEING the same property conveyed to Andrew M. Hyde, an unmarried man by Warranty Deed from Julie Henry, unmarried, recorded March 14, 2002, in Instrument No. 20020314-0032268, re-recorded at Instrument No. 2002041700047420, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 57, page 46, said Register's Office; (c) Master Deed contained in Instrument No. 20000203-0011406; Charter for Homeowner's Association of record as Instrument No. 200002020011046; and a Quitclaim Deed for Open Space or Common Area to Homeowner's Association of record as Instrument No. 200412300155034, said Register's Office.

unimproved

This is improved x property, known as **116 31st Ave North 301, 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 my hand this 21st day of August, 2014.

Andrew M. Hyde by Andrew J. Smith, as
Attorney in fact

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of July, 2014, before me personally appeared **ANDREW J. SMITH**, 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 **ANDREW M. HYDE**, and who acknowledged that he executed the same as the free act and deed of **ANDREW M. HYDE.**

Witness my hand, at office, this the 21st day of August, 2014.

My commission expires:
5-2-2016

Notary Public

Angela K. Robertson
State of Tennessee Notary Public
Williamson County