BILL GARRETT, Davidson County
Trans:T20140066755 DEEDWARR
Recvd: 09/08/14 14:07 2 pgs
Fees:13.00 Taxes:110.63
20140908-0082133

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1343

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Allen & Company Property Managment, LLC 1438 Kittrell Road Franklin, TN 37064	Allen & Company Property Management, LLC 1438 Kittrell Road Franklin, TN 37064	147030B 105.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $29,900.00

Affiant

Subscribed and sworn to before me, this the 3rd day of September, 2014.

Notary Public

My Commission Expires: 6-1-15
(Affix Seal)

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Southern Hills Condominium Association Inc., a Tennessee Corporation, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Allen & Company Property Managment, LLC, a Tennessee Limited Liability Company ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee,** to wit:

Being a certain condominium situated in Davidson County, Tennessee, being Unit B-3 on the plan of Southern Hills Condominiums, according to the Master Deed of record in Book 6594, page 502 and as amended in Book 7044, page 209, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Units as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominiums as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Southern Hills Condominium Association, Inc., a Tennessee non-profit corporation by Warranty Deed from Ronndale G. Cotton and Cathy Diane Moses, dated April 15, 2010, recorded May 20, 2010, of record in Instrument No. 20100520-0039026, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **370 Wallace Road, B 3, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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 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, their heirs and assigns, against the lawful

claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **3rd** day of **September, 2014.**

GRANTOR(S)

Southern Hills Condominium Association Inc.

By: Jonathon Loffi, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Southern Hills Condominium Association Inc.** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **3rd** day of **September, 2014.**

Notary Public

My Commission Expires:

6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015