WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140081152 DEEDWARR
Recvd: 10/28/14 12:01 2 pgs
Fees:13.00 Taxes:904.65
20141028-0099329

R-VRES-14-3314-303

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $244,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
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)
Michael Hess	Hamilton Group Funding, Inc.	
(NAME)	(NAME)	**104-06-0B-303.00-CO**
3314 West End Avenue, #303	13650 NW 8th Street, #109	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Sunrise, FL 33325	
(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 **JOHN M. HULSEY AND CRYSSA HULSEY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL HESS, UNMARRIED,** 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 303, West End Park Condominiums, formerly known as Park Road Condominiums, as shown on Plat of record in Plat Book 5200, Page 390 and as established under Master Deed of record in Book 5845, Page 831, amended at Instrument No. 20071213-0143676, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to John M. Hulsey, a single man by deed from George M. Hirsberg, Jeffrey W. Blitz and Terry Hirsberg, Co-Executors of the Estates of D. H. Hirsberg of record in Instrument No. 20111228-0101541 Register's Office for Davidson County, Tennessee, dated December 22, 2011 and recorded on December 28, 2011. John M. Hulsey having since married. His spouse, Cryssa Hulsey joins in the execution of this instrument for the purpose of conveying her marital interests if any in the subject property.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 390, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of West End Park Condominiums, formerly known as The Park Road Condominiumsof record in Book 5845, Page 831, as amended in Instrument No. 20071213-0143676, Instrument No. 20130723-0076094 and Instrument No. 20140627-0056472, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 5845, Page 874, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Book 5845, Page 824 and Instrument No. 20071221-0146695, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Instrument Number 20020830-0105416, in the Register's Office for DavidsonCounty, Tennessee.
- Quitclaim deed of record in Book 5845, Page 899, in the Register's Office for Davidson County, Tennessee.
- 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: **3314 West End Avenue, #303, Nashville, Tennessee 37203**.

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 24th DAY OF OCTOBER, 2014.

John M. Hulsey

Cryssa Hulsey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN M. HULSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CRYSSA HULSEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of October, 2014.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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