WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

G-SI-14-801-013

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)
Daniel S Hughes **Preston M Schmidt**	New Owner	
(NAME) 7605 Kinsbury Road	(NAME)	105140O01300
(ADDRESS) Alexandria, VA 22315		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/03/14 14:11 3 pgs
Fees:18.00 Taxes:442.15
20141103-0101330

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 **STUDIO I NASHVILLE APARTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANIEL S HUGHES, MARRIED AND PRESTON M SCHMIDT, UNMARRIED, TENANTS IN COMMON WITH THE RIGHTS OF SURVIVORSHIP** , 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 13, STUDIO1 LOFTS CONDOMINIUM, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Studio 1 Nashville Apartments, LLC, a Tennessee limited liability company by Limited Warranty Deed from Bachrach Partners, LP filed for record in Instrument No. 20140124-0006974, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of record in Instrument No. 20140715-0062248, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument No. 20140715-0062247 in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer/Stom Drainage easement as shown of record in Book 4166, Page 14, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease to Web Service Company, Inc. recorded in Book 9188, page 666; Book 10983, page 783 and Instrument No. 20030812-0114736, 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: **801 Hillview Heights Unit 13 a/k/a Unit 212, Nashville, Tennessee 37204**.

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 30th DAY OF OCTOBER, 2014.

Studio 1 Nashville Apartments, LLC

BY: 139 Partners, a Tennessee general partnership, sole member

BY: _____
Hunter Connelly, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hunter Connelly, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Partner of 139 Partners, a Tennessee general partnership, sole member of Studio 1 Nashville Apartments, LLC, the within named bargainor, a limited liability company, and that he as such Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of October, 2014.

_____
Notary Public
My Commission Expires:

RACHEL NILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-19-2018

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

True Copy Certification

I, Dora Mobley, 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

