WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085806 DEEDWARR
Recvd: 11/13/14 15:29 2 pgs
Fees:13.00 Taxes:148.93
20141113-0104968

G-VRES-14-370-D4

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,250.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 2-15-16 (AFFIX SEAL)

MICHEL WILSON NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY My Commission Expires 2-15-2016

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)
Rimon Makar	**Same as New Owner**	
(NAME)	(NAME)	**147-03-0B-034.00-CO**
762 Peach Orchard Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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 **JEFF HIME, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RIMON MAKAR AND WIFE JANET GERGES,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. D-4 of Southern Hills Condominium, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Southern Hills Condominiums of record in Book 6594, Page 502, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit A-2 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Jeff Hime, unmarried by deed from Michele Johnson, an unmarried woman of record in Instrument No. 20021029-0132353 Register's Office for Davidson County, Tennessee, dated October 25, 2002 and recorded on October 29, 2002.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- All conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Southern Hills Condominium of record in Book 6594, Page 502, as amended in Book 7044, Page 209, Register's Office for Davidson County, Tennessee.
- Charter of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 563, in the Register's Office for Davidson County, Tennessee.
- By-Laws of Southern Hills Condominium Association, Inc. of record in Book 6594, Page 547, in the Register's Office for Davidson County, Tennessee.
- Sewer easement conveyed to the First Suburban Water Utility District of Davidson County, Tennessee of record in Book 4435, Page 29, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6695, Page 22, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 6576, Page 69, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record as Instrument Number 20021029-0132353 in the 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: **370 Wallace Road, #D-4 , Nashville, Tennessee 37211**.

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 11th DAY OF NOVEMBER, 2014.

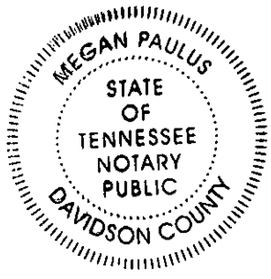
Jeff Hime

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFF HIME, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th of November, 2014.

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



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