4

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFI

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

O-VRES-15-3433A

BILL GARRETT, Davidson County
Trans:T20150017429 DEEDWARR
Recvd: 03/10/15 15:23 2 pgs
Fees:13.00 Taxes:1868.50
20150310-0020589

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:	
Anne E. Hopkins **Michael R. Vaughn**	Farmington Mortgage, a division of Capstar Bank	
(NAME) **3433A 33rd Avenue South**	(NAME) 2002 Richard Jones Road #300A	**104100Q00900CO**
(ADDRESS) **Nashville, TN 37212**	(ADDRESS) Nashville, TN 37215	
(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 **MARK A. HALLMAN AND CHRISTINE HALLMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ANNE E. HOPKINS, UNMARRIED, AND MICHAEL R. VAUGHN, UNMARRIED, AS JOINT TENANTS WITH RIGHT 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 I, as shown on the Plan attached as Exhibit C to the Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for Avenue South Townhomes as of record in Instrument 20120827-0076808, Register's Office for Davidson County, Tennessee, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20100907-0070753, Register's Office for Davidson County, Tennessee and amended by First Amendment in Instrument Number 20100921-0075025, amended Instrument Number 201108080060841, Instrument Number Second Amendment in Instrument Number 20111003-0076391, amended Instrument Number 201110170080350, Third Amendment in Instrument Number 20120329-0026541 and Instrument 201208270076808, said Register's Office.

Being the same property conveyed to Mark A. Hallman and Christine Hallman, husband and wife by Warranty deed from H & K Investments of record in Instrument No. 20130314-0025338 Register's Office for Davidson County, Tennessee, dated March 8, 2013 and recorded on March 14, 2013.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- All matters shown on the Plan of record in Book 3106, page 120, revised in Book 3106,page 131, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 201009070070753,amended in Instrument 201009210075025, Instrument 201108080060841, Instrument 201110030076391, Affidavit in Instrument 201110170080350, and amended in Instrument 201203290026541, and Instrument 201208270076808, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- All matters shown on Exhibit C attached to Amendment to Declaration of Covenants,Conditions and Restrictions for Avenue South Townhomes of record in Instrument 201208270076808, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of Correction for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances in Instrument 201007280059166, Register's Office for Davidson County, Tennessee.
- Grant of Gas Service Line or Full Line Easement for Piedmont Natural Gas of record in Instrument Number 201103110019580, in the Register's Office for DavidsonCounty, 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: **3433A 33rd Avenue South , Nashville, Tennessee 37212**.

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 6th DAY OF MARCH, 2015.

Mark A. Hallman by John Gleaves as
Attorney In Fact

Christine Hallman by John Gleaves as
Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, 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 MARK A. HALLMAN AND CHRISTINE HALLMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said MARK A. HALLMAN AND CHRISTINE HALLMAN.

Witness my hand and official seal, this the 6th of March, 2015.

Notary ~~Public~~
My Commission Expires: _____
(SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016