WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150017834 DEEDWARR
Recvd: 03/11/15 15:57 2 pgs
Fees:13.00 Taxes:469.90
20150311-0021026

P-FC-15-4505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 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)
Russell Buchi	**Russell Buchi**	
(NAME)	(NAME)	**116-03-0B-155.00**
1920 Adelicia St., #402	**1920 Adelicia St., #402**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37212**	
(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 **SEMPER FIDELIS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RUSSELL BUCHI, 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 No. 155 on the Plan of Royal Oaks Apartment of record in Plat Book 5200, Page 45, in the Register's Office for Davidson County, Tennessee, together with the appurtenant interest in the common elements of 4505 Harding Road Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5282, page 972, in said Register's Office.

Being the same property conveyed to Semper Fidelis, LLC, a California limited liability company by Quit Claim deed from William M. Clark, a married person of record in Instrument No. 20130606-0057413 Register's Office for Davidson County, Tennessee, dated May 23, 2013 and recorded on June 6, 2013.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 5200, Page 45;
- Master Deed of record in Book 5282, Page 972 and Book 5282, Page 992;
- Easement of record in Book 5144, Page 244;
- Easements and reservations of record in Book 4744, Page 370, modified in Book 4978, Page 524;
- Easement of record in Book 3165, Page 607;
- Easement for sanitary sewer of record in Book 3347, Page 188;
- Easement for sanitary sewers and/or storm drainage of record in Book 4835, Page 964;
- Easement for Driveway of record in Book 4668, Page 986;
- Easement for Sanitary Sewers of record in Book 3958, Page 152;
- HOA Charter of record in Book 5282, Page 501;
- Easement of record in Book 4660, Page 59, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4505 Harding Pike, #155, Nashville, Tennessee 37205**.

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 MARCH, 2015.

Semper Fidelis, LLC, a California limited liability company

BY: _____
Lise Deschenes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lise Deschenes, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged herself to be the Authorized Agent of Semper Fidelis, LLC, a California limited liability company, the within named bargainor, a limited liability company, and that she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of March, 2015.

_____
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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