WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150038257 DEEDWARR
Recvd: 05/18/15 10:33 2 pgs
Fees:13.00 Taxes:570.65
20150518-0045318

G-VRES-15-801-35

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,230.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH 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)
Micah Lacher	new owner	
(NAME)	(NAME)	**105-14-0-I035.00-CO**
2002 Richard Jones Rd., Suite C-208		
(ADDRESS)	(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 **CURT GINTHER, A SINGLE MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STUDIO 1, GP ,** 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 35, Studio 1 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 the same property conveyed to Curt Ginther, a single man by Warranty deed from Studio 1 Nashville Apartments, LLC of record in Instrument No. 20140930-0089917 Register's Office for Davidson County, Tennessee, dated September 19, 2014 and recorded on September 30, 2014. 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, L.P., a Tennessee limited partnership of record in Instrument No. 20140124-0006974 Register's Office for Davidson County, Tennessee, dated January 24, 2014 and recorded on January 24, 2014.

This conveyance is subject to:

- Taxes for the year 2015 and subsequent years a lien, not yet due and payable.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20140715-0062248, 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
- Charter of record in Instrument Number 20140715-0062247, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer/Storm Drainage Easement of record in Book 4166, Page 14, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Lease to Web Service Company, Inc. of record in Book 9188, Page 666, Book 10983, Page 783 and instrument No. 20030812-0114736, 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: **801 Hillview Heights #35 , 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 15th DAY OF MAY, 2015.

Curt Ginther

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CURT GINTHER, 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 15th of May, 2015.

Notary Public
My Commission Expires: _____
(SEAL)



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