4 GSRM
Box 44

BILL GARRETT, Davidson County
Trans:T20150044289 DEEDWARR
Recvd: 06/05/15 09:54 2 pgs
Fees:13.00 Taxes:555.00
20150605-0052753

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $150,000.00. Melanie W. Quinn Affiant Subscribed and sworn to before me, this 3rd day of June, 2015. Catherine H. Gwyn Notary Public My Commission Expires: 6.01.16

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires June 21, 2016

Address New Owner As Follows: Genesis Assets LLC 1718 E Wood St., Paris, TN 38242	Send Tax Bills To: New Owner	Map-Parcel Number: 093 11 0C 016.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMBER E. KING, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **GENESIS ASSETS LLC, a Florida Limited Liability Company**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 16 on the plan of Rutledge House Condominiums, of record in book 11700, page 2, amending Book 6200, page 318, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete description.

Being the same property conveyed to Amber E. King, unmarried, by deed dated march 17, 2000, from Rutledge House, Ltd., of record in Instrument No. 20000323-0029748, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 11700, page 26, amending Book 6200, page 318, Register's Office for Davidson County, Tennessee.

3. The premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Sections 66-27-101 et seq. of the Tennessee Code Annotated, as amended, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to 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 thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and ByLaws establishing a Horizontal Property Regime of Rutledge House Condominiums, of record in Book 11687, page 739, Register's Office for Davidson County, Tennessee.

4. Water and Sewage Easement of record in Book 6974, page 969, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 6807, page 851, Register's Office for Davidson County, Tennessee.

6. Rights of others in and to the common elements.

This is improved property known as: **620 2nd Ave S, Nashville, TN 37210**.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 3rd day of June, 2015.

Amber E. King

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amber E. King, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 3rd day of June, 2015

(Seal)

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 6.21.16

607076.1/2015274 My Comm. Expires June 21, 2016