WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150047099 DEEDWARR
Recvd: 06/15/15 10:21 2 pgs
Fees:13.00 Taxes:1341.25
20150615-0056317

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$362,500.00.**

Affiant

Subscribed and sworn to before me this 15th day of June, 2015

Notary Public
My Commission expires: 3/16/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Studio I, GP	SAME	105-14-0I-007.00 105-14-0I-025.00 105-14-0I-028.00
2002 Richard Jones Road Suite C-208		
Nashville, TN 37215		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Greg T. Goodheart and Denise L. Goodheart, husband and wife**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Studio I, GP**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Units 7, 25 and 28, Studio 1 Lofts Condominium, as established under Declaration of record in Instrument Number 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 Greg T. Goodheart and Denise L. Goodheart from Studio 1 Nashville Apartments, LLC by Warranty Deeds of record in Instrument Number 20140804-0069513 and Instrument Number 20140818-0074483, Register's Office for Davidson County Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Instrument Number 20140715-0062248, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20140715-0062248, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Book 4166, Page 14; Book 9188, Page 676; Book 10983, Page 783 and Instrument Number 20030812-0114736, Register's Office for Davidson County, Tennessee.
- Rights of tenants in possession as "Tenants Only" under unrecorded leases.
- Subject to lien for special assessments as contained in the restrictions; Subject to rights of others in and to the common areas and elements.

This is improved property known as: **801 Hillview Heights Units # 7, 25 & 28, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this June 1, 2015.

Greg T. Goodheart

Denise R. Goodheart a/k/a Denise L. Goodheart

Denise L. Goodheart

BY: _____, attorney-in-fact
Greg T. Goodheart, Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Greg T. Goodheart** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 1, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Greg T. Goodheart** with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the Attorney-in-fact for **Denise L. Goodheart,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Denise L. Goodheart,** the bargainor(s), by the said **Greg T. Goodheart,** as Attorney-in-Fact.

WITNESS my hand and seal, this 1st day of June, 2015.

NOTARY PUBLIC

My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY