WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150052013 DEEDWARR
Recvd: 06/29/15 14:04 2 pgs
Fees:13.00 Taxes:462.50
20150629-0062402

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 23RD DAY OF JUNE, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 5/8/18

STATE OF TENNESSEE NOTARY PUBLIC ANGELA V. POSTON-WILLIAMSON DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1272B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Dennis J. Vorreyer	Fifth Third Mortgage Company	161110A00700CO
349 Huntington Ridge Dr	5001 Kingsley Dr	
Nashville, TN 37211	Cincinnati, OH 45227	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

BROADWAY INVESTMENT GROUP, INC., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

DENNIS J. VORREYER, AN UNMARRIED MAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 7, Huntington Ridge Townhouses, of record in Plat Book 4675, Page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Julie A. Hord by Warranty deed from Scott Muirhead of record in Instrument No. 20010822-0090788, Register's Office for Davidson County, Tennessee, dated August 17, 2001 and recorded on August 22, 2001.

Being the same property conveyed to Les Lazarus by Substitute Trustee's deed from Shapiro & Kirsch, LLP, as Substitute Trustee of record in Instrument No. 20150128-0008096 Register's Office for Davidson County, Tennessee, dated January 15, 2015 and recorded on January 28, 2015.

Being the same property conveyed to Broadway Investment Group, Inc., a Tennessee Corporation by Quitclaim deed from Les Lazarus, of record in Instrument No. 20150128-0008097, Register's Office for Davidson County, Tennessee, dated January 20, 2015 and recorded on January 28, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Subject to all matters shown on the Plan of record in Plat Book 4675, Page 9, 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 Book 4729, Page 687, Book 4889, Page 905, Book 5394, Page 243, Book 7423, Page 762 and Instrument No. 20110331-0024865, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7423, Page 762, as amended and restated in Instrument No. 20080324-0029069 and further amended in Instrument No. 20130724-0076332,, in the Register's Office for Davidson County, Tennessee.

Charter for Homeowner's Association of record in Book 4729, Page 682 and Book 4890, Page 84, in the Register's Office for Davidson County, Tennessee.

Conveyance of common area to HOA of record in Book 4742, Page 570, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement(s) of of record in Book 9732, Page 551, Book 9775, Page 308 and Book 11345, Page 59, in the Register's Office for Davidson County, Tennessee.

Grant of Easement to Comcast of Nashville I, LLC of record in Instrument Number 20140902-0079897, in the Register's Office for DavidsonCounty, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 349 Huntington Ridge Dr, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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 hand on the 23rd day of June, 2015.

Broadway Investment Group, Inc

BY: _____

Steve Chaisson, Appointed Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, STEVE CHAISSON, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Appointed Agent of Broadway Investment Group, Inc. and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this 23rd day of June, 2015.

_____

Notary Public

My Commission Expires: 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 15-1272B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027