ADDRESS NEW OWNER:
MidSouth Acquisitions, LLC

847 Hillwood Blvd.
Nashville TN 37209

BILL GARRETT, Davidson County
Trans:T20150052509 DEEDWARR
Recvd: 06/30/15 12:31 2 pgs
Fees:13.00 Taxes:462.50
20150630-0063031

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
129150A02900CO

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **David Alan Mesiarik and Joann Smith Mesiarik, husband and wife** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **MidSouth Acquisitions, LLC, a Tennessee limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Unit No. 29 of Belle Meade Highlands Condominium created under Title 66, Chapter 27, Section 101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Belle Meade Highlands Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to David Alan Mesiarik and wife, Joann Smith Mesiarik, from United Residuals Limited, a Tennessee limited partnership, by Warranty Deed recorded on August 3, 1988, in Book 7617, Page 866, Register's Office for Davidson County, Tennessee.

This is property with a common address of **21 Vaughn's Gap Road, Unit 29, Nashville, TN 37221**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year being prorated and payment of same being assumed by the Grantees.
(2) Master Deed of record in Book 7091, Page 302, Register's Office for Davidson County, Tennessee.
(3) By-Laws in Book 7091, Page 351, as amended in Instrument No. 20071025-0126213, said Register's Office.
(4) Charter for Homeowners Association in Book 7102, Page 223, said Register's Office.
(5) Sewer and/or Storm Drainage Easement in Book 4816, Page 427, said Register's Office, as corrected in Book 4881, Page 710, said Register's Office.
(6) Easement Agreement in Book 1100, Page 273, said Register's Office.
(7) Regulatory Agreement for Multi-Family Housing Projects in Book 4550, Page 281, said Register's Office, as amended in Book 4881, Page 619, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 29th day of June, 2015.

David Alan Mesiarik by Joann S. Mesiarik Attorney in fact
David Alan Mesiarik

Joann Smith Mesiarik
Joann Smith Mesiarik

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Joann Smith Mesiarik,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **29th** day of **June 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of June 2015, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Joann S. Mesiarik, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of David Alan Mesiarik, and is authorized by him to execute this instrument on his behalf by virtue of a Specific Durable Power of Attorney to Sell Real Property recorded in Instrument No. 20150630-0063030 in the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 29th day of June 2015.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1506-114

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 before me this 29th day of June, 2015.

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017