THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 15064392

BILL GARRETT, Davidson County
Trans:T20150057992 DEEDWARR
Recvd: 07/16/15 14:26 2 pgs
Fees:13.00 Taxes:1069.30
20150716-0069662

MY COMMISSION EXPIRES SEPTEMBER 10, 2018
STATE OF TENNESSEE NOTARY PUBLIC J. ANDERSON DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $289,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John Thomas Hester 101 FAIRMONT PL Nashville TN 37203-1002	New Owner	Tax Parcel ID No. 104-06-0G-001.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **David Amsalem, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Thomas Hester,** ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 101, on the Plan of Fairmont Square I Condominiums, a horizontal property regime established by Master Deed of record in Book 6445, Page 612, as amended in Book 6484, Page 111, the Plat of which is of record in Book 6250, Page 310, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David Amsalem by Warranty Deed from Shane Giardino, unmarried, recorded on the 21st day of July, 2011 in Instrument No. 20110721-0055748, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
s to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of FAIRMONT SQUARE I CONDOMINIUMS, as recorded in Plat Book 6250, Page(s) 310.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of Fairmont Square Homeowners Association recorded in Book 7555, Page 377 and Book 7866, Page 382.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

incorporated by reference into the Master Deed establishing FAIRMONT SQUARE I CONDOMINIUMS of record in Book 6445, Page 612 , as amended by instrument(s) of record in Book 6484, Page 111 and Book 6653, Page 895; also subject to easements, rights and interests 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 building thereon.

This is improved property located at 101 FAIRMONT PL Nashville TN 37203-1002

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15th day of July, 2015.

David Amsalem by Kate Rosenthal attorney in fact

David Amsalem by Kate Rosenthal, his Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, 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 for David Amsalem, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 15th day of July, 2015.

J Anderson

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018