RETURN TO
GREATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

WARRANTY DEED

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

B-BR-15-7277-105

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ariel Albertie	**Movement Mortgage, LLC**	
(NAME)	(NAME)	
7277 Charlotte Pike, #105	**841 Seahawk Circle**	**114080C02800CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Virginia Beach, VA 23452**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **SERMIN HINZ, MARRIED AND SERENA HINZ, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ARIEL ALBERTIE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Number 28 on the Plan of West Park, Phase 1, as of record as Instrument 20040624-0075135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to Sermin Hinz and Serena Hinz, as joint tenants with right of survivorship by Warranty Deed from James E. Gilbert and James T. Gilbert, recorded on the 27th day of July, 2011 in Instrument No. 20110727-0057542, in the Register's Office of Davidson County, Tennessee. Said property is not and has never been the primary marital residence of the said Sermin Hinz.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WEST PARK, PHASE 1, as recorded in Instrument No. 20040624-0075135 and Boundary Plat recorded at Instrument No. 20040624-0075136, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20040304-0024541, amended at Instrument Nos. 20041221-0151636 and 20050222-0018812 and Instrument No. 20060202-0013378 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Stormwater Detention Agreement recorded at Instrument No. 20030530-0073233.
- Easement for Overhang for Electric Power Lines, recorded in Book 6301, Page 684.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7277 Charlotte Pike, #105, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150071509 DEEDWARR
Recvd: 08/24/15 13:58 2 pgs
Fees:13.00 Taxes:688.20

20150824-0085282

Witness my/our hand(s) this the ~~20th~~ 19th DAY OF AUGUST, 2015.

Sermin Hinz by Serena Hinz, Attorney in fact
Sermin Hinz by Serena Hinz, Attorney in Fact

Serena Hinz

STATE OF Virginia

COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SERENA HINZ, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of SERMIN HINZ, and who acknowledged he/she/they executed the same as the free act and deed of the said SERMIN HINZ.

Witness my hand and official seal, this the ~~20th~~ 19th of August, 2015.

Notary Public
My Commission Expires: OCT. 31, 2016
(SEAL)

Jeho Choi
Commonwealth of Virginia
Notary Public
Commission No. 349114
My Commission Expires 10/31/2016

JEHO CHOI COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

STATE OF Virginia

COUNTY OF Arlington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SERENA HINZ, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~20th~~ 19th of August, 2015.

Notary Public
My Commission Expires: OCT. 31, 2016
(SEAL)

Jeho Choi
Commonwealth of Virginia
Notary Public
Commission No. 349114
My Commission Expires 10/31/2016

JEHO CHOI COMMONWEALTH OF VIRGINIA NOTARY PUBLIC

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Serena Hinz

Sermin Hinz by Serena Hinz, attorney in fact