WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160014578 DEEDWARR
Recvd: 02/22/16 15:17 2 pgs
Fees: 13.00 Taxes: 888.00
20160222-0016883

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

P-VRES-16-603-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00.

Meredith Mabry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF FEBRUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: _____
(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)
Hannah Ruhl	MORTGAGE INVESTORS GROUP	
(NAME)	(NAME)	**131-06-0G-603.00-CO**
603 Arkland Place	8320 E. WALKER SPRINGS LN. #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	KNOXVILLE, TN 37923	
(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 **KIMBERLY GRAHAM, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HANNAH RUHL, 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 No. 603, together with the appurtenant interest in the common elements of Burton Hills Village of Ashlawn, a Condominium, a Horizontal Property Regime established by Master Deed and By-Laws, of record in Book 7076, Page 696, register's office for Davidson County, Tennessee said unit being depicted on the condominium site plan.

Being the same property conveyed to Kimberly Graham by Quitclaim deed from Kimberly Ainsworth n/k/a Kimberly Graham, a single woman of record in Instrument No. 20030708-0093982, Register's Office for Davidson County, Tennessee, dated June 24, 2003 and recorded on July 08, 2003. Further, being the same property conveyed to Kimberly K. Ainsworth, unmarried, by Warranty Deed from Mertech Leasing Company, a Tennessee general partnership of record in Book 11765, Page 997, Register's Office for Davidson County, Tennessee, dated November 29, 1999 and recorded on December 2, 1999.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 6250, Page 978, and Book 6900, Page 304;
- Covenants, Conditions and Restrictions of record in Book 6517, Page 522, as amended in Book 6691, Page 593, Book 6778, Page 536 and Book 6911, Page 120;
- Master Deed of record in Book 7076, Page 696, as amended in Book 7308, Page 859;
- By-Laws of record in Book 7076, Page 763;
- Charters of record in Book 7154, Page 239, Book 6517, Page 505, amended in Book 6921, page 216, and Book 6517, Page 511, as amended in Book 6921, Page 214;
- Charter of Burton Hills Homeowners Association, Inc. of record in Book 6517, Page 505, as amended in Book 6921, page 216, in the Register's Office for Davidson County, Tennessee.
- Charter of Burton Hills Recreational Association, Inc. of record in Book 6517, Page 511, as amended in Book 6921, page 214, in the Register's Office for Davidson County, Tennessee.
- Agreements with Nashville and Davidson County Metropolitan Planning Commission of record in Book 6470, Page 383 and Book 6655, Page 47;
- Agreement by and between Burton Capital Corporation, a corporation and the Nashville and Davidson County Metropolitan Planning Commission, dated August 12, 1985 of record in Book 6655, Page 47, in the Register's Office for Davidson County, Tennessee.
- Utility easements of record in Book 3702, Page 260, Book 3702, Page 298 and Book 3702, Page 491;
- Deed of Conveyance for Sanitary Sewer to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 7275, Page 826;
- Grant of Easement of record in Instrument No. 20140902-0079895;
- Declaration of Restrictions of record in Book 6326, Page 588;
- Easements of record in Book 3702, Page 250 and Book 4298, Page 491;
- Agreements of record in Book 7147, Page 411 and Book 7147, Page 416;
- Restrictions of record in Book 11765, Page 997, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **603 Arkland Place, Nashville, Tennessee 37215**.

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.

Witness my/our hand(s) this the 19th DAY OF FEBRUARY, 2016.

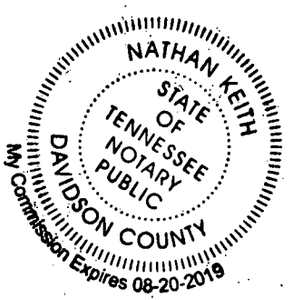
Kimberly Graham

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KIMBERLY GRAHAM, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of February, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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