Davidson County DEEDWARR
Recvd: 05/13/16 12:28 2 pgs
Fees:13.00 Taxes:2349.50
20160513-0047937

WARRANTY DEED

A. O. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

162038

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 12th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 5-8-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Sunderhaus and Linsey Sunderhaus	F & M Bank	
(NAME)	(NAME)	
1910 Kimbark Drive	50 Franklin St.	131-02-2-C/001.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Clarksville, TN 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **BIRD DOG VENTURES, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARK SUNDERHAUS AND LINSEY SUNDERHAUS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, 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 A of 1912 Kimbark Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 1912 Kimbark Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20150109-0002665, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 1912 Kimbark Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150109-0002665, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed by Quitclaim Deed from HTC VII Partners, a Tennessee general partnership to Bird Dog Ventures, a Tennessee general partnership, as recorded on the 17th day of October, 2014 in Instrument No. 20141017-0095976; Quitclaim Deed from HTC IV Partners, a Tennessee general partnership to HTC VII Partners, a Tennessee general partnership, as recorded on the 18th day of June, 2014 in Instrument No. 20140618-0053255; Quitclaim Deed from HTC II Partners, a Tennessee general partnership to HTC IV Partners, a Tennessee general partnership, as recorded on the 1st day of February, 2012 in Instrument No. 20120201-0009096 and General Warranty Deed from David E. Cypress, Trustee to HTC II Partners, a Tennessee general partnership, as recorded on the 15th day of December, 2008 in Instrument No. 20081215-0120136, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; all matters appearing on the plan of record in Exhibit "B" of Instrument No. 20150109-0002665, said Register's Office; restrictive covenants of record in Instrument No. 20150109-0002665, said Register's Office; and Charter of Homeowners Association recorded at Instrument No. 20150113-0003520, said Register's Office.

unimproved
This is improved x property, known as 1910 Kimbark Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 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 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 this 11 day of May, 2016

BIRD DOG VENTURES, A TENNESSEE GENERAL PARTNERSHIP

BY: THE BASSWOOD 22 TRUST, MANAGING PARTNER

BY: Kelly Harris

KELLY HARRIS, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Kelly Harris, the Trustee of The Basswood 22 Trust, the managing partner of Bird Dog Ventures, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be the Trustee of The Basswood 22 Trust, the managing partner of Bird Dog Ventures, the within named bargainor, a partnership, and that she as such Trustee of The Basswood 22 Trust, the managing partner of Bird Dog Ventures, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by herself as the Trustee of The Basswood 22 Trust, the managing partner of Bird Dog Ventures.

Witness my hand and official seal at Nashville, Tennessee this 11 day of May, 2016.

Commission expires: 12-06-2016

DELSA J. CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Delsa J. Carter

Notary Public

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Shelly M Smith

Commission Expires 4-24-2018