WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160069939 DEEDWARR
Recvd: 08/12/16 09:13 2 pgs
Fees:13.00 Taxes:869.50
20160812-0083995

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF AUGUST, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/02/2019
(AFFIX SEAL)

DAVID B. COOPER
MY COMMISSION EXPIRES 10/02/2019
NOTARY PUBLIC NOTARY SEAL COMMISSION #15075933
ST. LOUIS COUNTY
STATE OF MISSOURI

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)
Christina Donelson and Cindy Ronveaux	new owner	
(NAME)	(NAME)	**082160D00200CO**
1111 Brookmeade Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **H2 PROPERTIES, LLC A TENNESSEE LIMITED LIABILITY COMPANY** , hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA DONELSON, MARRIED AND CINDY RONVEAUX, UNMARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. C on the Plan of Lookout Flats Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-10 1, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 11574, Page 878, as amended in Instrument No. 20070221-0021358, 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 said Master Deed. Reference is hereby made to the Plat of Lookout Flats Condominiums as shown on Exhibit "A" to the Master Deed, of record in Book 11574, Page 878, as amended in said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to H2 Properties, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Jeffrey L. Holley and Eric Hughey, of record in Instrument No. 20160420-0038197, Register's Office for Davidson County, Tennessee, dated April 18, 2016 and recorded on April 20, 2016.

Being the same property conveyed to Jeffrey L. Holley and Eric Hughey, as tenants in common, an undivided one-half interest each by Quitclaim Deed from H2 Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20150715-0069007, Register's Office for Davidson County, Tennessee, dated July 7, 2015 and recorded on July 15, 2015.

Being the same property conveyed to H2 Properties, LLC by Quitclaim Deed from Jeffrey L. Holley and Eric Hughey, of record in Instrument No. 20061003-0122611, Register's Office for Davidson County, Tennessee, dated August 28, 2006 and recorded on October 3, 2006.

The above referenced property was investment property for Jeffrey L. Holley and Eric Hughey and has never been used as a principal marital residence.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 21, Page 70, Register's Office for Davidson County, Tennessee.
- Subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Lookout Flats Condominiums, of record in Book 11574, Page 878, as amended in Instrument No. 20070221-0021358, Register's Office for Davidson County, Tennessee.

- By-Laws of record in Book 11574, Page 906, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant contained in Deed of record in Book 10414, Page 628, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 11473, Page 353, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **931 Russell Street, Apt. C, Nashville, Tennessee 37206-3745**.

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 9th DAY OF AUGUST, 2016.

H2 Properties, LLC

BY: _____
Jeffrey Lee Holley
Member

BY: _____
Eric Jason Hughey
Member

STATE OF Missouri

COUNTY OF St. Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JEFFREY LEE HOLLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of H2 PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of August, 2016.

David B Cooper
Notary Public
My Commission Expires: 10/07/2019
(SEAL)

DAVID B. COOPER
NOTARY PUBLIC NOTARY SEAL COMMISSION #15075933
MY COMMISSION EXPIRES 10/07/2019
ST. LOUIS COUNTY
STATE OF MISSOURI

STATE OF Missouri

COUNTY OF Saint Louis

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERIC JASON HUGHEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of H2 PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of August, 2016.

David B Cooper
Notary Public
My Commission Expires: 10/07/2019
(SEAL)

DAVID B. COOPER
NOTARY PUBLIC NOTARY SEAL COMMISSION #15075933
MY COMMISSION EXPIRES 10/07/2019
ST. LOUIS COUNTY
STATE OF MISSOURI

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