WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170074239 DEEDWARR
Recvd: 08/25/17 10:01 2 pgs
Fees:13.00 Taxes:1261.70
20170825-0087464

R-VRES-17-344

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $341,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA WORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

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)
South Value, LLC	**Same as New Owner**	
(NAME)	(NAME)	**131-05-0-C-344.00CO**
3104 Brookhill Dr.		
(ADDRESS)	(ADDRESS)	
Birmingham, AL 35242		
(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, **RICHARD F. HOWARD, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SOUTH VALUE, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** 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 described as follows, to-wit:

A part of The Hillsboro Condominiums Tract as shown on a Plan of record in Plat Book 6250 page 699, Register's Office for Davidson County, Tennessee.

Unit No. 344 on the said section Plat as shown in and described by Master Deed establishing horizontal property regime with respect to The Hillsboro Condominiums, including the Plan and the Administrative By-laws thereunto attached and exhibited, of record in Book 6822 page 721, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being the same property conveyed to Richard F. Howard by Warranty Deed from Craig Moon and wife, Patricia D. Moon, of record in Instrument No. 20120419-0033521, Register's Office for Davidson County, Tennessee, dated April 16, 2012 and recorded on April 19, 2012.

The above-described property has never been the primary or marital residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- Plan of record in Plat Book 6250, Page 699, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of The Hillsborough Condominiums of record in Book 6822, Page 721, Register's Office for Davidson County, Tennessee.
- Charter for Hillsborough Condominiums HOA of record in Book 7925, Page 64 amended in Book 8350, page 426, in the Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6566, Page 4 amended in Book 6674, page 583, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6702, Page 330, in the Register's Office for Davidson County, Tennessee.
- Sewer easements of record in Book 6229, Page 484 and Book 4161, page 814, in the Register's Office for Davidson County, Tennessee.
- Deed of conveyance of record in Book 6303, Page 601, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1130, Page 7, Book 4377, page 710, Book 4380, page 710 and Book 4403, page 627, in the Register's Office for Davidson County, Tennessee.
- Resolution of record in Book 7052, Page 19, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 6609, Page 864, 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: **344 Ardsley 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 23rd DAY OF AUGUST, 2017.

Richard F. Howard by Emily Eggebrecht as Attorney in Fact

Richard F. Howard by Emily Eggebrecht as 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, EMILY EGGEBRECHT, 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 RICHARD F. HOWARD, and who acknowledged he/she/they executed the same as the free act and deed of the said RICHARD F. HOWARD.

Witness my hand and official seal, this the 23rd of August, 2017.

William E. Grones

Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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