WARRANTY DEED

Bill Garrett Davidson County
Batch# 34034 DEEDWARR
12/06/2017 10:13:59 AM 2 pgs
Fees: $13.00 Taxes: $2,923.00

20171206-0124369

P-VRES-17-1019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $790,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH 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)
Andrew J. Hite and Nima Hayati	**FirstBank**	
(NAME)	(NAME)	**105012A002.00**
1019 Southside Court	**3500 Blue Lake Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Birmingham, AL**	
(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, **TM INVESTMENTS, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW J. HITE, UNMARRIED AND NIMA HAYATI, UNMARRIED, AS TENANTS IN COMMON** 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 situated in Davidson County, Tennessee, being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 1017 Southside Court Residences, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160322-0027238, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to TM Investment, LLC by Warranty deed from Leona Pullen and Carol Pullen of record in Instrument No. 20160322-0027237 Register's Office for Davidson County, Tennessee, dated March 15, 2016 and recorded on March 22, 2016.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 4460, Page 61;
- Restrictions of record in Book 4575, Page 964 Book 4220, Page 723 and Book 6263, Page 263;
- Covenants, Conditions and Restrictions of record in Instrument No. 20160322-0027238;
- Charter of record in Instrument No. 20160317-0025291;
- Restrictive Covenants for Detatched Structure of record in Instrument No. 20170717-0071513, 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: **1019 Southside Court, Nashville, Tennessee 37203**.

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 30th DAY OF NOVEMBER, 2017.

TM Investments, LLC

BY:
Mohamed Saba

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mohamed Saba, 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 Authorized Agent of TM Investments, LLC, the within named bargainor, a limited liability company, and that he/she as such Authrorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th day of November, 2017.

Megan Paulus
Notary Public

My Commission Expires: 8/20/19

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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