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WARRANTY DEED

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

JM-FSBO-18-3200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 01-06-2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Bill Garrett Davidson County
Batch# 81518 **DEEDWARR**
04/17/2018 08:49:00 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20180417-0035860

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Rajesh Bery	**New Owner** **Highlands Residential Mortgage, LTD.**	
(NAME) **3200 Long Blvd. #8**	(NAME) **12001 N. Central Expressway, Suite #750**	**104-02-3A-008.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Dallas, TX 75243**	
(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, **CARL HINRICHS, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RAJESH BERY, MARRIED,** 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 8, of the 3200 Long Boulevard Townhomes, a condominium, as set forth in the Master Deed of record in Instrument Number 20050209-0015285, in the Register's Office for Davidson County, Tennessee, and as shown as part of Exhibit "E-1" of said Master Deed, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et. seq.

Being the same property conveyed to Carl Hinrichs, an unmarried man by Warranty deed from Regent Homes, LLC, a Tennessee limited liability company of record in Instrument No. 20060605-0066344 Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 5, 2006.

Meghan Hinrichs, spouse of the grantor, joins in the execution of this instrument for the purpose of conveying her marital interest, if any, in the subject property.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years
- Plan shown as Exhibit "E-1" of record as Instrument Number 20050209-0015285, Register's Office of Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of 2300 Long Boulevard Townhomes of record in Instrument Number 20050209-0015285, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20050211-0016117, in the Register's Office for Davidson County, Tennessee.
- Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364, as made applicable by Ordinance No. BL-2000-476, of record in the Metropolitan Clerk'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: **3200 Long Blvd. #8, 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 13th DAY OF APRIL, 2018.

Carl Hinrichs by Laura Mitchell, Attorney-in-fact
Carl Hinrichs
by Laura Mitchell as his Attorney-in-fact

Meghan Hinrichs by Laura Mitchell, Attorney-in-fact
Meghan Hinrichs
by Laura Mitchell as her 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, LAURA MITCHELL, 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 CARL HINRICHS, and who acknowledged he/she/they executed the same as the free act and deed of the said CARL HINRICHS.

Witness my hand and official seal, this the 13th of April, 2018.

Jordan T. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA MITCHELL, 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 MEGHAN HINRICHS, and who acknowledged he/she/they executed the same as the free act and deed of the said MEGHAN HINRICHS.

Witness my hand and official seal, this the 13th of April, 2018.

Jordan T. Myers
Notary Public
My Commission Expires: 01-06-2020
(SEAL)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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