**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P18-25270

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 417,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF October, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-8-19

(AFFIX SEAL)

Karen Y Johnson Davidson County
Batch# 152101 **DEEDWARR**
10/17/2018 01:13:08 PM 2 pgs
Fees: $13.00 Taxes: $1,542.90

20181017-0103001

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| HS South Dixie Ventures, LLC | New Owner | MAP |
| 3314 West End Avenue Unit 704 | | PARCEL 104-06-0B-704.00-CO |
| Nashville, TN 37203 | | |
| (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, **Arthur Tek and Gina Tek, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HS South Dixie Ventures, LLC**

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 704 of Park Road Condominium, AKA West End Park a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed of record in Book 5845, Page 831, as amended in Instrument No. 20071213-0143676, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 reigned and buildings thereof; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed. Reference is hereby made to the plat of The Park Road Condominium of record in Plat Book 5200, Page 390, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Gina Tek, married by Warranty deed from T. Patrick Davis and wife, Vickie L. Davis of record in Instrument No. 20041115-0136799 Register's Office for Davidson County, Tennessee, dated November 15, 2004 and recorded on November 15, 2004.

Being the same property conveyed to Arthur D. Tek et ux. Gina D. Tek, as tenants by the entirety by Quitclaim deed from Gina Tek, married of record in Instrument No. 20150811-0080366 Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 11, 2015, Scrivener's Affidavit recorded in Instrument No. 20150917-0094618.

Being the same property conveyed to Arthur Tek and Gina Tek, husband and wife, as joint tenants with right of survivorship by Quitclaim deed from Gina Tek, a married woman, joined by her spouse of record in Instrument No. 20150908-0090682 Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 08, 2015.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED, property known as **3314 West End Avenue Unit 704, Nashville, TN 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 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 the 16th day of October, 2018.

Arthur Tek

Arthur Tek

Gina Tek

Gina Tek

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Arthur Tek** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 16th day of October, 2018.

My Commission expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Tracey Perry
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gina Tek** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 16th day of October, 2018.

My Commission expires: 1-8-19

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Tracey Perry
Notary Public