This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6050065

Davidson County DEEDWARR
Recvd: 03/14/05 09:49 2 pg
Fees:13.00 Taxes:739.63
20050314-0027594

Send Tax Bills To:
Justin Armstrong
1001 West Grove avenue
Nashville, TN 37203

New Owner is:
Justin Armstrong and Lina Millares
1001 West Grove Avenue
Nashville, TN 37203

MAP: 105-09-0
PARCEL: 317.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Curtiswood, LLC,**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Justin Christopher Armstrong and Lina Christine Millares**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Land in Davidson County, Tennessee, being the westerly 45 feet of the easterly 145 feet of Block No. 17, Jonese and Dudley's Addition, as of record in Book 57, page 147, Register's office for said County.

Said part of said Block fronts 45 feet on the southerly side of Grove Avenue and runs back between parallel lines 150 feet to an alley, the easterly line of said lot being 100 feet of the westerly margin of 10th Avenue, South.

Being the same property conveyed to Curtiswood, LLC, a Nevada Limited Liability Company by Warranty Deed from Robert Young and wife, Shirley Young dated August 23, 2004, recorded August 24, 2004, in Instrument No. 200408240102346, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

This is improved property known as 1001 West Grove Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their

Robert Bond Miller

heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 7 day of March, ~~2004.~~ 2005

GRANTOR:

Robert Bond Miller

Curtiswood, LLC,

By: Robert Bond Miller

Its: Chief Manager

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, Robert Bond Miller, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Chief Manager of the **Curtiswood, LLC,** the within named bargainor, and that he/she as such Chief Manager, executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

Witness my hand and seal on this the 7 day of Mar, ~~2004.~~ 2005

CYLITHE BOND SANDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: _____

My Commission Expires Nov. 25, 2008

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is $199,900.00.

Affiant

SWORN TO and subscribed before me this 7 day of March, ~~2004.~~ 2005.

Lauren M Rickels
NOTARY PUBLIC

Lauren M Rickels State of Tennessee Notary Public Williamson County

My commission expires:

1-20-09