WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/05 14:05 2 pgs
Fees:13.00 Taxes:2035.00

20050328-0032839

GLENN S. MACBETH NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.
MY COMMISSION EXPIRES: AUGUST 20, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$550,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF March, 2005.

Notary Public

MY COMMISSION EXPIRES: 8/20/06
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erich Lussnig	Same	Map 117-13
(NAME)	(NAME)	P/O Parcel 57.00
3924 Vailwood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **MUSTANGS PARTNERS, L.L.P.**, A TENNESSEE LIMITED LIABILITY PARTNERSHIP, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ERICH LUSSNIG, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit C in Vailwood Commons Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Vailwood Commons Townhomes a Horizontal Property Regime with Private Elements, of record in Instrument No. 20041230-0154868, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Vailwood Commons Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20041230-0154868, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Mustangs Partners, L.L.P., by Warranty Deed from Juanita M. Fentress and Charles W. Fentress, dated September 20, 2004, of record in Instrument No. 20040921-0113614, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2005 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 1130, page 82, said Register's Office; and (c) Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20041230-0154868, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3924 Vailwood Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 2nd day of March, 2005.

MUSTANGS PARTNERS, L.L.P.

BY: L. Edward Gaw, Jr., Limited Partner

BY: Jeffrey R. Thomas, Limited Partner

BY: James R. Thomas, Limited Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared L. Edward Gaw, Jr., Jeffrey R. Thomas, and James R. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Limited Partners of Mustangs Partners, L.L.P., the within named bargainor, a Tennessee Limited Liability Partnership, and that they as such Limited Partners, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability partnership by themselves as Limited Partners.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of March, 2005.

Commission expires:

Kaz E. Arbogast

Notary Public

KAZ E. ARBOGAST NOTARY Exp. 5/24/08 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.