Davidson County DEEDWARR
Recvd: 09/13/06 09:20 2 pgs
Fees:13.00 Taxes:1820.40

20060913-0113165

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $492,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this September 8, 2006.

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 22, 2010

Notary Public

My Commission Expires: _____

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:
Randy L. Farmer
1919 B Overhill
Nashville, Tennessee 37215

SEND TAX BILLS TO:
OHIO SAVINGS BANK
1111 CHESTER AVENUE
CLEVELAND, OHIO 44114

MAP-PARCEL NUMBERS:

Part of 13107000300

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, L&CP, LLC, a Tennessee Limited Liability Company hereinafter referred to as Grantors, hereby transfers and conveys to Randy L. Farmer, unmarried, hereinafter referred to as Grantees, their 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 173 of Overhill Place, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in Master Deed and Bylaws for Overhill Place, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20060303-0025041, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Overhill Place, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20060303-0025041, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated herein by 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 L&CP, LLC, a Tennessee limited liability company by warranty deed from Poplar Hill, Inc., a Tennessee corporation, of record in

Instrument No. 20050912-0109134, Register's Office for Davidson County, Tennessee, dated September 9, 2005.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to all matters as set forth per Plat Book 1424, Page 36, Register's Office of said County.

Master Deed of record in Instrument No. 200603030025041, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

County and/or City taxes for the year 2006, have been paid. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 1919 B Overhill, Nashville, TN 37215.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 September 8, 2006.

L&CP, LLC

By: _____
Kenneth W. Cline, Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Kenneth W. Cline, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purposes there contained, and who further acknowledged that he is the Chief Manager of L&CP, LLC and is authorized by, to execute this instrument on its behalf on this September 8, 2006.

Witness my hand and official seal this September 8, 2006.

Kimberly D. Hicks
Notary Public

My Commission Expires: _____

KIMBERLY D. HICKS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 18, 2010

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