WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 2006.

Notary Public

MY COMMISSION EXPIRES: 3-21-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Vicki L. Scruggs	Regions Bank dba Regions Mortgage	Map 131-5-A
(NAME) 135 Jefferson Square	(NAME) 4101 Hillsboro Road	Parcel 135
(ADDRESS) Nashville, TN 37215	(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, WE, **LAURA LANIER AND HUSBAND, JOSEPH CURT KULAKOWSKI**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **VICKI L. SCRUGGS**, 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:

Land in Davidson County, Tennessee, being Unit No. H-135, Jefferson Square, Section One, a Condominium, a Horizontal Property Regime located on Hillsboro Road, Nashville, Davidson County, Tennessee, as shown on the Plat of Jefferson Square, Section One, Condominium Apartments, of record in Plat Book 4675, page 12, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 4731, page 332, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners and tenants of Jefferson Square, Section One, Condominium Apartments, contained in the Master Deed and the Bylaws appended thereto, of record in Book 4731, page 341, said Register's Office, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Laura Lanier by deed from Kathryn H. Favaloro, now Kathryn A. Hofeldt and husband, Edwin F. Provost, of record in Book 11641, page 885, said Register's Office. Joseph Curt Kulakowski joins in executing this deed to convey any marital interest he may have in said property.

This conveyance is subject to (a) 2006 real property taxes (b) all matters appearing on the plan of record in Book 4765, page 12, said Register's Office; and (c) Master Deed and Bylaws of record in Book 4731, page 332, Book 5826, page 693, Book 8550, pages 3 and 973, Book 9276, page 249, Book 10355, page 306 and Instrument #20051027-0130020, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 135 Jefferson Square, Nashville, Tennessee 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.

Davidson County DEEDWARR
Recvd: 12/04/06 10:18 2 pgs
Fees:13.00 Taxes:976.06
20061204-0149014

Witness our hands this 30th day of November, 2006.

Laura Lanier

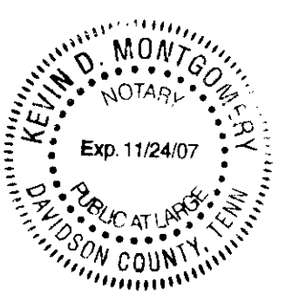
Joseph Curt Kulakowski

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 Laura Lanier and Joseph Curt Kulakowski, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 30TH day of November, 2006.

Commission expires:



Notary Public