Davidson County DEEDWARR
Recvd: 09/12/07 15:21 2 pgs
Fees:13.00 Taxes:590.15
20070912-0109592

# WARRANTY DEED

This Instrument Prepared by & return to:
Cumberland Law Group, LLPC
1222 16th Ave S ste 10
Nashville Tn 37212

State of Tennessee
County of Davidson
Actual consideration or value for
this transfer is $159,500.00
Affiant
Subscribed and sworn to before me
This 12 day of August, 2007
Notary exp: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010

| Address of new owners: | Send tax bills to: | Map & Parcel: |
|---|---|---|
| 2901 Blair Blvd B-6 | Lincoln Capital Advisors LLC | 104-10/ part of 180 |
| Nashville Tn 37212 | 2755 Old Milton Pkwy | |
| | Alpharetta, Ga 3002 | |

For and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **The Nashville Westchester, LLC a Tennessee limited liability company**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Ryan L Grant and wife Mary K Grant,** 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 B-6 , as shown on the map entitled Master Deed Westchester Condominiums, of record in Instrument no. 20070607-0068596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.*
*Being part of the same property conveyed to The Nashville Westchester, LLC a Tennessee limited liability company by Special Warranty Deed from The Westchester Company, LLC, a Tennessee limited liability company dated February 16, 2007 and filed for record as Instrument no. 20070216-0020012, Register's Office for Davidson County, Tennessee.*

Matters shown on the Plan of record in Instrument no. 20070607-0068596, said Register's Office.

The 2007 County and/or City property taxes have been prorated between the two parties.

Subject to any and all zoning regulations, building restrictions and setback lines if any easements and rights of way for public utilities.

x The property is improved with an address of: **2901 Blair Blvd B-6 Nashville, Tn 37212**
OR The property is unimproved.

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 herein, the singular number shall include the plural, the plural the singular, use of any pronoun shall included natural persons and legal entities, and use of any gender shall be applicable to both genders.

Witness our hands this 22 day of August, 2007.

The Nashville Westchester LLC

By: Aaron White, President

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 Aaron White, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who , upon oath, acknowledged himself to be the President of The Nashville Westchester LLC, the within named bargainer, a Limited Liability Company, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Limited Liability Company by himself as such President.

Witness my hand and official seal this 22 day of August 2007

Notary Public

Commission expires: 11/22/10

REBECCA D. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires November 22, 2010