File No. 280101045

WARRANTY DEED

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

BOX 10-A

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 02/01/08 12:58 2 pgs
Fees:13.00 Taxes:440.30

20080201-0010589

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seth Rubio	Franklin American Mortgage Company	133140A06200CO
(NAME) 420 Elysian Fields Road Condominium E-4	(NAME) 501 Corporate Centre Drive, Ste 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Grassmere Development Company, LLC, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Seth Rubio, unmarried, HEREINAFTER CALLED THE GRANTEE(S), 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 E-4 of The Village at Grassmere formerly OAKCREST CONDOMINIUMS created under Title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated as shown on plat of record in Plat Book 5200, Page 413, as established under Master Deed of record in Book 5884, Page 960 and amended and restated in Book 9559, Page 939, as amended in Instrument No. 20041102-0131823 and Instrument No. 20060630-00786787, and further amended in Instrument No. 20070301-0025595 in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Heath Oakcrest, LLC n/k/a Grassmere Development Company, LLC, a Tennessee limited liability company by Warranty Deed from Nicolas Andrew Baumhardt, a single man, of record in Instrument No. 20060626-0075662, Register's Office for Davidson County, Tennessee, dated June 23, 2006.

1) Subject to all matters as set forth per Plat Book 5200, Page 413, Register's Office of said County. 2) By-Laws as shown of record in Deed Book 5884, Page 960, and Instrument No. 200703010025595, Register's Office for said County. 3)Master Deed of record in Instrument No Book 5884, Page 960, Book 9559, Page 939 as amend in Instrument No. 20041102-0131823, Instrument No. 20060300078687 and further amended in Instrument No. 20070301-0025595, said Register's Office. Charter of Homeowner s Association as shown of record in Book 5860, Page 930, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 420 Elysian Fields Road Condominium E-4, Nashville, TN 37211
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 31st day of January, 2008.

Grassmere Development Company, LLC

By:
Donald R. Barrett, Jr., Authorized Agent

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Donald R. Barrett, Jr. 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 Authorized Agent of Grassmere Development Company,LLC, a Tennessee limited liability company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 31st day of January, 2008.

Commission expires: 11-20-11

NOTARY PUBLIC AT LARGE

Notary Public

File Number: 280101045

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds