WARRANTY DEED 11332

Davidson County DEEDWARR
Recvd: 05/02/08 08:55 2 pgs
Fees:13.00 Taxes:1443.00

20080502-0044867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $390,000.00

Scott K. Brakefield Truth Brakefield ATTY-IN-FACT
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Jennifer L. Johns
Notary Public

MY COMMISSION EXPIRES: 3/7/2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 Cedar Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Brakefield	**Bank of America, N.A.**	**part of**
(NAME)	(NAME)	
924 A S. Douglas Avenue	**P.O. Box 535318**	**105-13-0-273.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Atlanta, GA 30353**	
(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, **Double A Development, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Scott Brakefield**, 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 924A of 924 South Douglas Avenue Townhomes, a Horizontal property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in Master Deed for 924 South Douglas Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in instrument No. 20070625-0075880, 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 924 South Douglas Avenue Townhomes, a Horizontal Property Regime with Private Elements, contained in said Master Deed, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20070614-0071248, and Bylaws appended thereto 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 Double A Development, LLC by deed of record in Instrument 20061101-0135689, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **924 A S. Douglas Avenue, Nashville, TN 37204**
(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 **30th day of April, 2008**.

Double A Development, LLC

By: _____

Adam Leibowitz, Co-Chief Manager

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Adam Leibowitz, 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 Co-Chief Manager of Double A Development, LLC, and that he as such Co-Chief Manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee, this 30th day of April, 2008.

Commission expires:11/7/2011

_____

Notary Public

ROBERT SPROCH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY