WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/24/08 08:52 2 pgs
Fees:13.00 Taxes:629.00

20080924-0096978

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of September, 2008

Notary Public

MY COMMISSION EXPIRES: 7/3

(AFFIX SEAL)

KELLY ANN CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd, #2110
Hendersonville, TN 37075

File No.: 2008090001

THIS INSTRUMENT WAS PREPARED BY
CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley Frost	SAME	083-13-0-C-10.00CO
(NAME)	(NAME)	
213 South 11th Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, I/WE, Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ashley B. Frost, unmarried 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 213 of MC3, also known as Martin Corner Phase III, established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing MC3 of record in Instrument No. 20070628-0077498, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereof, said Unit being depicted on Exhibit "A" to said Master Deed.

Being part of the same property conveyed to Martin Corner, a Tennessee General Partnership composed of Martin Corner, LLC and MCP Ventures, LLC, by Special Warranty Deed from William L. Martin, Jr. and wife, Jean L. Martin dated October 1, 2004 and recorded in Instrument Number 20041004-0118907 and re-recorded in Instrument Number 20050315-0028365, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 213 South 11th Street, Nashville, TN 37206
(House Number) (Street) (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 my/our hand(s) this 18th day of September, 2008.

MW

Martin Corner, GP
by Martin Corner, LLC

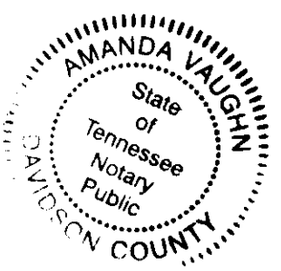
Mark K. Sanders, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Mark K. Sanders, 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 Chief Manager of Marin Corner, LLC, voting partner of Martin Corner, GP, the within named bargainor, a General Partnership, and as such Chief Manager, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the General Partnership.

Witness my hand in Nashville, Tennessee, this 18th day of September, 2008.

Notary Public
State of Tennessee at Large
My Commission expires:: 1/24/09



RETURN TO:

CLG Title and Escrow Services, LLC
1104 Fatherland Street Ste B
Nashville, TN 37206