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Davidson County DEEDWARR
Recvd: 11/19/08 10:10 2 pgs
Fees:13.00 Taxes:3422.50

20081119-0113906

WARRANTY DEED

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV 22 2010

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF NOVEMBER, 2008

Notary Public

MY COMMISSION EXPIRES: ~~May 23, 2009~~. 11/22/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Equitable Trust Company, Successor Trustee	**Equitable Trust Company**	**117-13-G-1**
(NAME) **3715 Sugartree Place, Unit A**	(NAME) **4400 Harding Road, Suite 310**	
(ADDRESS) **Nashville, TN 37215**	(ADDRESS) **Nashville, Tennessee 37205**	
(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, **Sugartree Partners**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Equitable Trust Company, Successor Trustee, with full power to convey and or encumber without joinder beneficiary,** 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 A on the Plan of Sugartree Place Townhomes, a Horizontal Property Regime, as recorded as Exhibit "A" to the Master Deed, Conditions, Restrictions and By-Laws of record in Instrument no. 20081113-011234. The easements, restrictive covenants, conditions and regulations imposed upon the unit, property, co owners and tenants of Sugartree Place Townhomes contained therein are incorporated herein by reference and made a part hereof the same as copied herein.

BEING the same property conveyed to A/E Construction, Inc. by Deed dated December 21, 2006 from Frank Bryant of record in Instrument No.20070220-0021010, and By Deed dated November 13, 2008 from Sugartree Partners, Inc. of record in Instrument No. 20081113-0112344 as Corrected in Instrument No. 20081119-0113904 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Sugartree Partners by Deed from A/E Construction, Inc. of record in Instrument No. 20081119-0113905 in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **3715 Sugartree Place, Unit A , Nashville, TN 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.

Witness my hand this **17th day of November, 2008.**

Sugartree Partners,

By: Adam Epstein, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of State and County aforesaid, personally appeared **Adam Epstein**, with whom I am personally acquainted, and whom, uponoath, acknowledged himself to be the **General Partner** of **Sugartree Partners,** and who executed the foregoing instrument for the purpose therein contained as such **General Partner** of **Sugartree Partners** . and that he executed the same as the company's free actand deed.

Witness my hand and official seal at Nashville, Tennessee this 17th day of November, 2008.

Commission expires: May 23, 2009

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 23, 2009

I. Dyke Tatum Notary Public