# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/15/08 09:56 2 pgs
Fees:13.00 Taxes:2460.50

20081215-0119886

23684

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 12th DAY OF December, 2008.

(Affix Seal) Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Louis J. Muglia and wife, Lisa M. Muglia | Pinnacle National Bank | |
| 2019-A Overhill Drive | 211 Commerce Street, Ste. 300 | Part of: Map 131-02-0-198.00 |
| Nashville, TN 37215 | Nashville, Tennessee 37201 | |

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 consideration, the receipt of which is hereby acknowledged, GROVE PARK CONSTRUCTION, LLC, a Tennessee limited liability company, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents does hereby transfer and convey unto LOUIS J. MUGLIA AND WIFE, LISA M. MUGLIA, hereinafter called the GRANTEE(S), their heirs and assigns, that 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 Master Deed establishing Lot No. 4 of Block 6 on the Plan of Overton Hills, a Horizontal Property Regime, created under Title 66, Chapter 27, Sections 101 - 103, et seq. as amended, Tennessee Code Annotated, and as established by Master Deed of record in Instrument No. 20081202-0116777, Register's Office for Davidson County, Tennessee, together with an undivided interest percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed.

BEING a part of the same property conveyed to Grove Park Construction, LLC, a Tennessee limited liability company, by deed from Ray E. Pruett, III and wife, De Ann G. Pruett, dated October 17, 2007, of record in Instrument No. 20071018-0123584, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Charter for The Overhill Condominiums Homeowners' Association III, Inc. of record in Instrument No. 20081125-0115364, Register's Office for Davidson County, Tennessee.
b. Master Deed of Overhill Condominiums III of record in Instrument No. 20081202-0116777, said Register's Office.
c. All matters appearing on the Plan of Overton Hills of record in Plat Book 843, page 66, Register's Office for Davidson County, Tennessee.
d. All terms, provision and conditions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated.

This is (X) improved property known as 2019-A Overhill Drive, Nashville, Tennessee 37215.

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), their heirs and assigns forever; and the GRANTOR(S), does covenant with the said GRANTEE(S) that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 12th day of December, 2008:

Grove Park Construction, LLC

BY: _____
Brandon K. Jenkins, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Brandon K. Jenkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of Grove Park Construction, LLC, the within bargainor, a Tennessee limited liability company, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company, by himself as such Chief Manager.

Witness my hand this 12th day of December, 2008, in Nashville, Tennessee.

_____
Notary Public

My Commission Expires: 05/02/09

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires MAY 2, 2009