Record 3rd

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/18/09 10:03 2 pgs
Fees:13.00 Taxes:2590.00
20090218-0013534

23790

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13th DAY OF February, 2009.

(Affix Seal) Notary Public

My Commission Expires:

DOUGLAS S. HALE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010

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#:
Smythe & Cortlandt, LLC	SAME	
607 17TH ST., VERO BEACH FL 32960		Map and Parcel 131-02-O-198

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 SMYTHE & CORTLANDT, LLC, a Tennessee limited liability company, hereinafter called the GRANTEE(S), its successors 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 B 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 as amended in Instrument No. 20090218-0013532, 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 part of the same property conveyed to Grove Park Construction, LLC, a Tennessee limited liability company by Warranty Deed from Ray E. Pruett, III and wife, DeAnn G. Pruett of record in Instrument No. 20071018-0123584, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2009 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying its prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 131-02-O-198.
b. Charter for The Overhill Condominiums Homeowners' Association III, Inc. of record in Instrument No. 20081125-0115364, as amended in Instrument No. 20081205-0117831 and 20081205-0117981, Register's Office for Davidson County, Tennessee.
c. Master Deed of Overhill Condominiums III of record in Instrument No. 20081202-0116777 as amended in Instrument No. 20090218-0013532, said Register's Office.
d. All matters appearing on the Plan of Overton Hills of record in Plat Book 843, page 66, Register's Office for Davidson County, Tennessee.
e. 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-B 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), its successors 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), its successors 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 13th day of February, 2009:

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 13th day of February, 2009, in Nashville, Tennessee.

_____
Notary Public

My Commission Expires:

DOUGLAS S. HALE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.
My Commission Expires JAN. 30, 2010