BILL GARRETT, Davidson County
Trans:T20090026204 DEEDWARR
Recvd: 04/21/09 12:45 3 pgs
Fees:18.00 Taxes:2956.30
20090421-0036075

WINDMILL TITLE, LLC
7103 BAKERS BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Glenn Farner Monica Farner 3717 Sugartree Place Nashville, TN 37215	Franklin Synergy 3301 Aspen Grove Drive Suite 200 Franklin, TN 37067	Map and Parcel: 117-13 - G-2
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 231, Nashville, Tennessee 37205		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Sugartree Partners, a Tennessee general partnership** (The "Grantor(s)") has bargained and sold, and by these presents does transfer and convey unto **Glenn Farner and wife, Monica Farner** (The "Grantee(s)"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

SEE EXHIBIT A

This conveyance is subject to:

1. **Taxes for the year 2009 a lien, not yet due & payable.**
2. **All matters shown on the Plan of record in Book 1130, page 99, said Register's Office.**
3. **Easements for sanitary sewers in Book 7152, page 1 and Book 3914, page 17, said Register's Office.**
4. **Master Deed establishing a Horizontal Property Regime of Sugartree Place Townhomes of record in Instrument Number 200811130112345, Register's Office for Davidson County, Tennessee.**
5. **Charter of HOA of record in Instrument 200811130112343, said Register's Office.**
6. **Rights of others in and to the common areas and/or elements.**

This is improved property known as 3717 Sugartree Place, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), their heirs and assigns forever.

And Grantor(s) does covenant with the said Grantee(s) that the Grantor(s) is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor(s) does further covenant themselves and their 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.

IN WITNESS WHEREOF, the Grantor(s) has caused this Warranty Deed to be executed this 17TH day of April, 2009.

SUGARTREE PARTNERS,
a Tennessee General Partnership

By: _____
ADAM EPSTEIN
Its: PARTNER

By: A/E CONSTRUCTION, INC.,
a Tennessee Corporation

By: _____
ADAM EPSTEIN
Its: PRESIDENT

BEING ALL THE PARTNERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Adam Epstein with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Sugartree Partners, a Tennessee general partnership, and that he as such Partner executed the foregoing instrument for the purpose therein contained, by signing his name on behalf of Sugartree Partners, by himself as such Partner.

WITNESS my hand and official seal at Nashville, Tennessee, this 17TH day of April, 2009.

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 7/3/12

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Adam Epstein 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 President of A/E Construction, Inc., a Partner of Sugartree Partners, a Tennessee general partnership and that he as such President executed the foregoing instrument for the purpose therein contained, by signing his name on behalf of A/E Construction, Inc., by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this 17TH day of April, 2009.

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 7/3/12

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $799,000.00

_____
Affiant

Subscribed and sworn to before me this 17 day of APRIL, 2009

_____
Notary Public

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Unit No. B as shown on the Plan of Sugartree Place Townhomes, a Horizontal Property Regime, as recorded as Exhibit "A" to the Master Deed for Sugartree Place Townhomes of record in Instrument 200811130112345, said Register's Office, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Sugartree Partners, by Quitclaim deed from A/E Construction, Inc., a Tennessee Corporation of record in Instrument 200811190113905, said Register's Office, dated November 17, 2008. And being part of the same property conveyed to A/E Construction Inc., a Tennessee Corporation by Quitclaim Deeds from Sugartree Partners of record in Instrument 200811130112344 and 200811190113904, said Register's Office. And further being part of the same property conveyed to Sugartree Partners, a General Partnership by deed from Stanley P. Frank and Phyllis M. Frank, husband and wife of record in Instrument 200609080111698, said Register's Office, dated July 17, 2006.