


# WARRANTY DEED

R-MC3-09-103

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF April, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-2470
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sarah Baer | Countrywide Bank, FSB | |
| 1100 Russell Street, unit 103 (ADDRESS) | 801 Cresent Center Dr., Ste. 510 (ADDRESS) | |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Franklin, TN 37067 (CITY) (STATE) (ZIP) | 83-13-C-3.00 CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARTIN CORNER, A TENNESSEE GEN TENNESSEE GENERAL PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SARAH BAER, 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:

A CERTAIN CONDOMINIUM LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 103 OF MC3, ALSO KNOWN AS MARTIN CORNER PHASE III, ESTABLISHED PURSUANT TO THE PROVISIONS OF THE 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 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 WARRANTY DEED FROM WILLIAM L. MARTIN, JR. AND WIFE, JEAN L. MARTIN RECORDED OCTOBER 4, 2004 IN INSTRUMENT NO. 20041004-0118907, RE-RECORDED IN INSTRUMENT NO. 20050315-0028365, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2009 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 21, PAGE 147; INST. NO. 20070628-0077498; INST. NO. 20070713-0083681; INST. NO. 20070713-00893561; INST. NO. 20061129-0147355; INST. NO. 20080903-0090069; SAID REGISTER'S OFFICE.

unimproved ( )
This is improved ( X ) property, known as 1100 Russell Street, unit 103, Nashville, Tennessee 37206
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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.

BILL GARRETT, Davidson County
Trans:T20090029803 DEEDWARR
Recvd: 05/05/09 14:20 2 pgs
Fees:13.00 Taxes:1184.00
20090505-0041191

Witness my/our hand(s) this 29th day of April, 2009.

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 29 day of April, 2009.

Notary Public
State of Tennessee at Large
My Commission expires: 9/3/12

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903