File No. 290401452

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/03/09 08:39 3 pgs
Fees:18.00 Taxes:851.78
20090603-0050926

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,212.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: September 17, 2011.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff Webb	Bank of America, N.A.	Map 081-08-0R Parcel 007.00
(NAME) 1701 6th Avenue N., Unit 1	(NAME) 801 Crescent Center Dr. #510	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, **Double a Development, LLC, a Tennessee limited liability company,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Jeff Webb, unmarried and Brittany Travis, unmarried, as tenants in common with expressed rights of survivor ship,** 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 No. 1, as shown on the site plan exhibit to the Master Deed of 600 Garfield, a Townhome Development, of record in Instrument 20081223-0122393, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said unit.

Being part of the same property conveyed to Double A Development, LLC by Quitclaim Deed from Double A Development LLC/Q. Scott Pulliam, Trustee of record in Instrument 20080204-0011351 and Corrected in Instrument 20080215-0015201 on February 1, 2008 and filed for record on February 4, 2008, Register's Office for Davidson County, Tennessee. Also Being part of the same property conveyed to Double A Development, LLC, a Tennessee limited liability company by Warranty Deed from Walter Keith Ridley of record in Instrument 20071102-0129573 on October 31, 2007 and filed for record on November 2, 2007, Register's Office for Davidson County, Tennessee. Also Being part of the same property conveyed to Double A Development, LLC, a Tennessee limited liability company by Warranty Deed from Tennessee Home Builders, GP, a Tennessee general partnership of record in Instrument 20071102-0129572 on October 31, 2007 and filed for record on November 2, 2007, Register's Office for Davidson County, Tennessee. Also Being part of the same property conveyed to Walter Keith Ridley by Warranty Deed from Top Development Company of record in Instrument 20060327-0034381 on March 22, 2006 and filed for record on March 27, 2006, Register's Office for Davidson County, Tennessee.

This property is subject to: Real property taxes for the year 209, and every year thereafter; Subject to Master Deed of record in Instrument 20081223-0122393, Register's Office for Davidson County, Tennessee; Anchor Easement to Nashville of record in Book 8167, Page 491, Register's Office for Davidson County, Tennessee; Stormwater Detention Agreement Easement to Nashville of record in Instrument 20080317-0026281, Register's Office for Davidson County, Tennessee; Sanitary Sewer/Water and Storm Drainage Easement to Nashville of record in Instrument 20080317-0026307, Register's Office for Davidson County, Tennessee; All matters as set forth per Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

☐ unimproved

This is improved ☒ property, known as 1701 6th Ave. North 1, Nashville, TN 37208

(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 successors and or our assigns, 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 our hands this 1st day of June, 2009.

Double A Development, LLC

Adam Leibowitz, Co-Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Adam Leibowitz, 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 Co-Chief Manager, of Double A Development, LLC, the within named bargainor, a limited liability company, and that he as such Co-Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Co-Chief Manager.

Witness my hand at office this 1st day of June, 2009.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
(seal)

File Number: 290401452

RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Certificate of Authenticity

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Mandy Alsup, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is ~~true~~ and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-14-2011.

Notary's Seal (If on paper)

Mandy Alsup
State of Tennessee
Notary Public
Wilson Co.