File No. 290600452

WARRANTY DEED

Return To:
FEARNLEY & CALIFF, PLLC
565 MARRIOTT DRIVE
SUITE 850
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF JULY, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011~~ 9-16-09
(AFFIX SEAL)

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 16, 2009

BILL GARRETT, Davidson County
Trans:T20090050400 DEEDWARR
Recvd: 07/27/09 10:31 2 pgs
Fees:13.00 Taxes:850.63
20090727-0070063

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 NUMBER
Kelli Taylor	Kelli Taylor	Map 08 Sub UK Parcel 009.00
(NAME)	(NAME)	
1701 6th Ave N, #3	1701 6th Ave N, #3	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, 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 **Kelli Taylor, unmarried,** hereinafter called the grantee, her 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. 3 as shown on the plan of 600 Garfield, a Townhome Development, filed as Exhibit B to, and established by the Master Deed of record in Instrument 200812230122393, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and detailed description.

Being part of the same property conveyed to Tennessee Home Builders, GP, by Warranty Deed from Top Development Company, LLC, of record in Instrument 20050511-0053364, dated May 6, 2005 and filed for record on May 11, 2005, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Walter Keith Ridley by Warranty Deed from Top Development Company of record in Instrument 20060327-0034381, dated March 22, 2006 and filed for record on March 27, 2006, Register's Office for Davidson County, Tennessee: 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, dated October 31, 2007 and filed for record on November 2, 2007, Register's Office for Davidson County, Tennessee. 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, dated October 31, 2007 and filed for record on November 2, 2007, Register's Office for Davidson County, Tennessee. Being part of the same property conveyed to Double A Development, LLC, by Quitclaim Deed from Double A Development, LLC, and Q. Scott Pulliam, Trustee, of record in Instrument 20080204-0011351, dated February 1, 2008 and filed for record on February 4, 2008, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit of record in Instrument 20080215-0015201, Register's Office for Davidson County, Tennessee, correcting said Quitclaim Deed.

This property is subject to: Davidson County Taxes for the year 2009 and subsequent years, a lien not yet ascertainable, due or payable; Master Deed of record in Instrument 20081223-0122393, said Register's Office; Anchor Easement of record in Book 8167, Page 491, said Register's Office; Stormwater Detention Agreement Easement of record in Instrument 20080317-0026281, said Register's Office; Sanitary Sewer/Water and Storm Drainage Easement of record in Instrument 20080317-0026307, said Register's Office; All matters as set forth per Plat Book 21, Page 105; all in the 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 Unit 3, 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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 successors and or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 10th day of July, 2009.

Double A Development, LLC

Adam Leibowitz, Authorized Agent

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 Authorized Agent, of Double A Development, the within named bargainor, a limited liability company, and that he as such Authorized Agent, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Authorized Agent.

Witness my hand at office this 10th day of July, 2009.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File Number: 290600452

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