WARRANTY DEED	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$515,000.00** Affiant Subscribed and sworn to before me, this the 28th day of August, 2009. Notary Public My commission expires: 2/24/13 (SEAL)

BILL GARRETT, Davidson County
Trans: T20090060195 DEEDWARR
Recvd: 09/02/09 10:37 2 pgs
Fees: 13.00 Taxes: 1905.50
20090902-0082344

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alice Garland **John Bull, Jr.**	**New Owners**	**Map 092-14-0-A Parcel 309.00CO**
2905 Parthenon Avenue #309		
Nashville, TN 37203		

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,

Artesia, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alice Garland and husband, John Bull, Jr.

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:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 309, as specified on the Plat shown in the Declaration, on the Plan of Artesia Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration Establishing Artesia Condominiums, of record under Instrument No. 20090706-0062835, Register's Office for Davidson County, Tennessee, (the "Declaration") including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration. Reference is hereby made to the plan of Artesia Condominiums for placement of Units, as shown on Exhibit "E" to the Declaration and By-Laws Establishing Artesia Condominiums of record under Instrument No. 20090706-0062835, said Register's Office, for a more complete identification and description of such Unit.

Together with Parking Space No. 22 and Storage Space No. 18 as allocated and/or assigned to the said Unit No. 309 in the said Declaration.

Being part of the same property conveyed to Artesia, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Thomas W. Lovett, of record in Instrument No. 20070517-0059199, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all the provisions of the Tennessee Horizontal Property Act as set out in the Declaration and By-Laws, of record in Instrument No. 20090706-0062835, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and will be paid by the Grantor herein in parent acreage.

This is improved (__X__) Unimproved (____) property, known as **2905 Parthenon Avenue #309, Nashville, TN 37203**

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and 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 its hand by its duly authorized officer this 28th day of August, 2009.

Artesia, LLC, a Tennessee Limited Liability Company

By: _____

Thomas W. Lovett, Chief Manager/Sole Member

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Thomas W. Lovett,** 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/Sole Member** of **Artesia, LLC, a Tennessee Limited Liability Company,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Thomas W. Lovett** as **Chief Manager/Sole Member.**

Witness my hand, at office at Nashville, Tennessee, this **28th** day of **August, 2009.**

Notary Public

My Commission Expires: 2/24/13

