BILL GARRETT, Davidson County
Trans:T20100008336 DEEDWARR
Recvd: 02/10/10 12:38 2 pgs
Fees:13.00 Taxes:1720.50

20100210-0010469

RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
PREPARED BY:
BOX 50-B

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	
Sarah Gavigan		
1206-B Linden Avenue	NEW OWNER	105130J00400CO
Nashville, TN 37212		Map : Parcel

This instrument prepared by : Robert J. Notestine, III, Attorney, 109 Kenner Avenue, Ste 201, Nashville, TN 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 all of which are hereby acknowledged **LC Investments, LLC and Limited Liability Company,** (The "Grantor") have bargained and sold, and by these presents does transfer and convey unto **Sarah Gavigan** (The "Grantee"), 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:

Land in Davidson County, Tennessee, being Unit 4 on the Plan of Linden Place, as established pursuant to the Declaration of Covenants, Conditions and Restrictions Establishing a Horizontal Property Regime for Linden Place, of record as instrument number 2010201-008054, Register's Office for Davidson County, Tennessee, and as set forth in the First Amendment To The Declaration and Covenants, Conditions and Restrictions for Linden Place, of record as instrument number 20100205-0009513, said Register's Office. Reference is made to "EXHIBIT B" to the said First Amendment for the plat identifying Unit 4 of Linden Place. .

Being the same property conveyed to LC Investments, LLC by Warranty Deed from Adam M. Leibowitz and wife, Vanessa M. Leibowitz, recorded on the 5th day of December, 2006 in Instrument No. 20061205-0149615, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2010, which have been prorated, the payment of which is assumed by Grantee
2. Declaration of covenants, conditions and restrictions establishing a horizontal property regime for Linden Place, as recorded in Instrument No. 20100201-0008054 and amended in Instrument No. 20100205-0009513, in the Register's Office for Davidson County, Tennessee.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF CLEMMONS SUBDIVISION, as recorded in Plat Book 5800, Page(s) 262, said Register's Office.
4. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100201-0008054, said Register's Office.
5. Driveway Easement Agreement as set forth in instrument recorded in Instrument No. 20070214-0018766, said Register's Office.

This is improved property commonly known as: 1206 B Linden Avenue, Nashville, TN, 37212

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $465,000.00

Affiant

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me this 8th day of February, 2010

My Commission Expires: ~~01/09/2012~~

Notary Public

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, her heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor 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 does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of February, 2010.

LC Investments

By: _____
Its: Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lane Wallace 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 LC Investments, LLC, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Chief Manager

WITNESS my hand and official seal at Nashville, Tennessee, this 8th day of February, 2010.

_____
Notary Public

My Commission Expires:

My Commission Expires 01/09/2012

RYAN HUNTER ALSUP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY