Prepared by:
Tennessee Title & Escrow Affiliates, LLC
501 Corporate Center Drive, Suite 280
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $224,900.00

Affiant

Subscribed and sworn to before me, this 29th day of March, 2010.

Notary Public
My commission expires: 6/9/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20100019446 DEEDWARR
Recvd: 04/05/10 15:35 2 pgs
Fees:13.00 Taxes:832.13
20100405-0025317

Address of New Owner:	Send Tax Bills to:	Tax Information
Claudia Zara Weaver	Franklin American Mortgage	081-08-0R-011.00
1701 6th Avenue North, Unit 5	501 Corporate Centre Dr #400	
Nashville, TN 37208	Franklin, Tennessee 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Double A Development, LLC, a Tennessee limited liability company,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Claudia Zara Weaver, unmarried,** hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 5 on the Plan of 600 Garfield, a Townhome Development, filed as exhibit B to, and established by the Master Deed of record in Instrument No. 20081223-0122393, in the 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 is hereby made for a more complete description of the property.

Being a part of the property conveyed to Double A Development, LLC, a Tennessee limited liability company by deed from Tennessee Home Builders, GP, a Tennessee general partnership of record as Instrument No. 20071102-0129572, in the Register's Office for Davidson County, Tennessee, dated October 31, 2007, and Quitclaim Deed for the express purpose of making a re-conveyance of record in Instrument No. 20080204-0011351, and corrected by Scrivener's Affidavit of record in Instrument No. 20080215-0015201, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee pursuant to a tax proration agreement executed at closing, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1701 6th Avenue North, Unit 5, Nashville, TN 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

WITNESS my hand this the 29th day of March, 2010.

Double A Development, LLC

By: _____
Andy Neuman
Its: Co-Chief Manager

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Andy Neuman,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is a Co-Chief Manager of Double A Development, LLC and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as the Co-Chief Manager of Double A Development, LLC.

Witness my hand and official seal at Franklin, Tennessee, this the 29th day of March, 2010.

_____
Notary Public

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

My Commission expires: 6/9/2013

FILE NO: 2010031486