Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1616 Westgate Circle, Ste 202
Brentwood, TN 37027

CRT File No. 10030202

MARTHA E. DAUGHETEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires October 27, 2010

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $224,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of May, 2010.

Notary Public
My Commission Expires: 10-27-2010

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brad Miser 1701 6th Avenue North #2 Nashville TN 37208	New Owner	Tax Parcel ID No. 081-8-R 08.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Double A Development, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brad Miser, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2 on the Plan of 600 Garfield, a Townhome Development, as Exhibit B to and established by the Master Deed of record in Instrument 200812230122393, 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.

Being part of the same 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 in Instrument 200711020129572, in the Register' s Office for Davidson County, Tennessee, dated October 31, 2007, and by Quitclaim Deed of record in Instrument 200802040011351, dated February 1, 2008, as corrected by Scrivener's Affidavit in Instrument 200802150015201, Register' s Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Rights of claims and parties in possession not shown by the Public Records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

Taxes or special assessments which are not shown as existing liens by the Public Records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

BILL GARRETT, Davidson County
Trans:T20100030796 DEEDWARR
Recvd: 05/21/10 13:37 3 pgs
Fees:18.00 Taxes:828.80
20100521-0039402

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

Taxes for the year of 2010 a lien, not yet due and payable.

All matters shown on the Plan of record in Book 21, page 105, Register's Office for Davidson Countly, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of 600 Garfield, a Townhome Development of record in Instrument Number 200812230122393, Register's Office for Davidson County, Tennessee.

Grant of Anchor Easement in Book 8167, page 491, Register's Office for Davidson County, Tennessee.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument 200803170026281, Register's Office for Davidson County, Tennessee.

Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances in Instrument 200803170026307, Register's Office for Davidson County, Tennessee.

Grant of Easement in Instrument 200907210068094, Register's Office for Davidson County, Tennessee.

Rights of others in & to the common areas and/or elements.

This is improved property located at 1701 6th Avenue North #2 Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of May, 2010.

Double A Development, LLC by:
Adam Leibowitz, Co-Chief Mgr & Sec.

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Adam Leibowitz, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Co-Chief Manager & Secretary of Double A Development, LLC, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 19th day of May, 2010.

Notary Public

My Commission Expires: 10-27-2010



My Commission Expires October 27, 2010