WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th DAY OF JULY, 2010.

Notary Public

MY COMMISSION EXPIRES: 9/30/13

(AFFIX SEAL)

TRICIA BALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 2525 West End Ave., Ste. 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Henry Walton	John Henry Walton	104-02-4A-304
(NAME)	(NAME)	
659 E. Liberty St.	659 E. Liberty St.	
(ADDRESS)	(ADDRESS)	
Hernando, FL 34442	Hernando, FL 34442	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, C3 Holdings, LLC, an Alabama limited liability company, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Henry Walton and wife, Beryl A. Walton, Trustees of The John Henry Walton and Beryl A. Walton Family Trust, 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:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 304 of the 3102 West End Circle Condominiums as established by the Master Deed of record in Instrument No. 20050405-0037200, as amended, in the Register's Office for Davidson County, Tennessee, under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, said Unit No. 304 being shown as part of Exhibits "E-1" and "E-2" of said Master Deed.

Being the same property conveyed to C3 HOLDINGS, L.L.C., by deed from REGENT HOMES, LLC, of record as Instrument No. 20061120-0143930, dated November 17, 2006, said Register's Office.

This conveyance is subject to: 2010 property taxes which are due and payable, but not yet delinquent; all matters appearing on the plan of record as Instrument NO. 20060616-0072004, said Register's Office; Master Deed of record as Instrument No. 20050405-0037200 and first supplement of record as Instrument No. 20060419-0044895 and amendment of record as Instrument No. 20061018-0129536, said Register's Office; Storm Water Detention Agreement of record as Instrument No. 20050630-0075316 and Instrument No. 20060911-0111952, said Register's Office; Easements for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances of record as Instrument No. 20050715-0082454, Instrument No. 20050715-0082455 and Instrument No. 20060912-0112730, said Register's Office; Restrictive Covenants contained in instrument of record as Book 571, page 465 and Book 647, page 310, said Register's Office; and Easement granted to BellSouth Telecommunications, Inc. of record as Instrument No. 20060629-0078073, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 3102 West End Circle, #304, Nashville, TN 37203
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 heirs and representatives, 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.

BILL GARRETT, Davidson County
Trans:T20100042089 DEEDWARR
Recvd: 07/09/10 11:06 2 pgs
Fees:13.00 Taxes:1137.75
20100709-0053818

Witness our hands this 7th day of July, 2010.

Witness

Witness

C3 Holdings, LLC

By: Ernest Cory
Its: President and sole member

STATE OF ALABAMA)
COUNTY OF Jefferson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Ernest Cory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a member of C3 Holdings, LLC, an Alabama limited liability company, to be the person who executed the foregoing instrument on behalf of C3 Holdings, LLC, an Alabama limited liability company and who acknowledged that he executed the within instrument for the purposes therein contained.

Notary Public

My Commission Expires: 11-26-11

KIM ELLIS COBERT NOTARY PUBLIC ALABAMA STATE AT LARGE