File No. 210080423

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100068350 DEEDWARR
Recvd: 10/28/10 11:07 2 pgs
Fees:13.00 Taxes:560.14
20101028-0086252

THERESA L. GREEN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,390.00

Daniel West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF OCTOBER, 2010.

Theresa L. Green
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel West	Daniel West	
(NAME)	(NAME)	
600 Garfield Street Townhome 16	600 Garfield St. Townhome 16	081080R01700
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We,

Double A Development, LLC, a Tennessee Limited Liability Company,

hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto

Daniel West, unmarried

hereinafter called the grantee(s), His heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 16, as shown on the plan of 600 Garfield Townhomes, filed as Exhibit B to and established by the Master Deed of record in Instrument 200812230122393 and amended in Instrument 201005170037813, 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 to which is hereby made for a more complete and detailed description.

Being a portion of the same property conveyed to DOUBLE A DEVELOPMENT LLC by Deed from DOUBLE A DEVELOPMENT LLC AND Q. SCOTT PULLIAM, TRUSTEE, dated 02/01/2008 and filed for record on 02/04/2008 in Instrument 200802040011351, Register's Office for DAVIDSON County, Tennessee. Corrected in Instrument 200802150015201, said Register's Office.

This conveyance is subject to: (1) Taxes for the year 2011 and subsequent years, a lien, not yet due and payable; (2) All matters as set forth per Plat Book 21, Page 105; (3) Master Deed and By-Laws filed for record in Instrument 200812230122393, said Register's Office. Said Masterdeed was amended of record in Instrument 201005170037813, said Register's Office; (4) Grant of Anchor Easement of record in Book 8167, Page 491, said Register's Office; (5) Inspection & Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument 200803170026281, said Register's Office; (6) Agreement for Dedication of Easement for Sanitary Sewer And/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument 200803170026307, said Register's Office; (7) Grant of Easement of record in Instrument 200907210068094, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 600 Garfield Street Townhome 16, Nashville, TN 37208
(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 GRANTEE(S), His heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), His 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 our hands this 26th day of October, 2010.

Double A Development, LLC

By: _____
Adam Leibowitz, Co-Chief Manager

Attest: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Adam Leibowitz 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 Co-Chief Manager of Double A Development, LLC, a Tennessee Limited Liability Company, a Tennessee limited liability company, the within named bargainor, and that he being authorized to do so, executed the foregoing instrument for the purpose therein contained.

Witness my hand at office this 26th day of October, 2010.

Commission expires: June 5, 2012

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

_____
Kimie Perry Notary Public

File Number: 210080423

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122