File No. 210090142

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/10 13:44 3 pgs
Fees:18.00 Taxes:577.20
20101202-0096043

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $156,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF NOVEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES: ~~June 5, 2012~~ 9-2-2013

(AFFIX SEAL)

MORGAN SULCER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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
Charles S. Hanks	CityLife Lending Group, LLC	08108041800
(NAME) 600 Garfield Street Townhome 12	(NAME) 121 Suburban Road, 1st Floor	
(ADDRESS) Nashville, TN 37208	(ADDRESS) Knoxville, TN 37923-5588	
(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 **Charles S. Hanks,** a single person 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. 12 as shown on the plan of 600 Garfield Townhomes, filed as Exhibit B to, and established by the Master Deed of record in Instrument No. 20081223-0122393 and amended in Instrument No. 20100517-0037813, 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 Declaration, reference to which is hereby made for a more complete and accurate description of said Unit.

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, dated 10/31/2007 and filed for record on 11/02/2007 in Instrument No. 20071102-0129572, Register's Office for DAVIDSON County, Tennessee.

Being part of the same property conveyed to DOUBLE A DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY by Deed from WALTER KEITH RIDLEY, dated 10/31/2007 and filed for record on 11/02/2007 in Instrument No. 20071102-0129573, Register's Office for DAVIDSON County, Tennessee.

Being part 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 No. 20080204-0011351, Register's Office for DAVIDSON County, Tennessee. And corrected by Affidavit in Instrument No. 20080215-0015201, said Register's Office.

This conveyance is subject to: (1) County of DAVIDSON taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable; (2) All matters as set forth per Plat Book 21, Page 105; (3) Master Deed and By-Laws filed for record in Instrument No. 20081223-0122393; Said Master Deed was amended in Instrument No. 20100517-0037813; (4) Grant of Anchor Easement of record in Book 8167, Page 491; (5)Inspection and Maintenance Agreement for Private Storm water Management Facilities of record in Instrument No. 200803170-026281; (6) Agreement for Dedication of Easement for Sanitary Sewer, Storm Drainage, Water Main Pump and Appurtenances of record in Instrument No. 20080317-0026307; (7) Grant of Easement of record in Instrument No. 20090721-0068094, 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 12, 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 24th day of November, 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 24th day of November, 2010.

Commission expires: June 5, 2012

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Kimie Perry Notary Public

File Number: 210090142

RETURN TO:

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

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Morgan Sulcer, a notary public in and for the aforesaid county and state, the within named Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: 9/2/2013

