WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/25/11 11:41 3 pgs
Fees:18.00 Taxes:570.02
20110225-0015581

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,060.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: June 05, 2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Derek C. Thomasson	CityLife Lending Group, LLC	Tax Parcel ID No. 081080R01600
(NAME)	(NAME)	
600 Garfield Street, Condominium 15	2206 21st Avenue South	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37212	
(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, **Double A Development, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Derek C. Thomasson, a single person**, hereinafter called the GRANTEE(S), his heirs and/or 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. 15 as shown 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 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 Master Deed, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Double A Development, LLC, a Tennessee Limited Liability Company by Deed dated October 31, 2007, filed of record on November 2, 2007 from Tennessee Home Builders, GP, a Tennessee General Partnership, of record 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 dated October 31, 2007, filed of record on November 2, 2007, from Walter Keith Ridley, of record 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 dated February 1, 2008, filed of record on February 4, 2008, from Double A Development, LLC through Q. Scott Pulliam, Trustee, of record in Instrument No. 20080204-0011351, Register's Office for Davidson County, Tennessee. And corrected by Scrivener's Affidavit of record in Instrument No. 20080215-0015201, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: (1) Davidson County Real Property Taxes for the year 2011 and subsequent years; (2) Homeowner's Association Dues and/or Assessments; (3) All matters as set forth on the plat of record in Plat Book 21, Page 105; (4) The Master Deed and By-Laws establishing a "Horizontal Property Regime" of 600 Garfield, of record in Instrument No. 20081223-0122393 and amended in Instrument No. 20100517-0037813; (5) Inspection and Maintenance Agreement for Private Storm water Management Facilities of record in Instrument No. 20080317-0026281; (6) Grant of Anchor Easement of record in Book 8167, Page 491; (7) Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Mains, Pumps and Appurtenances of record in Instrument No. 20080317-0026307; (8) Grant of Easement to Comcast of Nashville I, LLC 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, Condominium 15, 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/or 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/or 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 23rd day of February, 2011.

DOUBLE A DEVELOPMENT, LLC

Adam Leibowitz
Co-Chief Manager

State of Tennessee
County of Davidson

Before me, the undersigned, a Notary Public within and for 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 his oath acknowledged himself to be the Co-Chief Manager the within named bargainor, a Tennessee Limited Liability Company, and that he as such Co-Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said Adam Leibowitz, as such Co-Chief Manager.

Witness my hand and official seal at office at Nashville, Tennessee, this 23rd day of February, 2011.

Notary Public, Kimie Perry
My Commission Expires: June 5, 2012

KIMIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 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

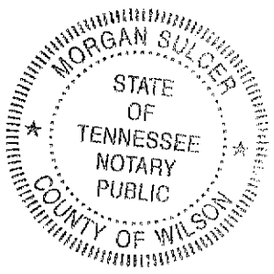
Cumberland Title

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.

(SEAL)



Notary Public

My Commission Expires: 9/2/2013