BILL GARRETT, Davidson County
Trans:T20110028727 DEEDWARR
Recvd: 05/13/11 13:11 3 pgs
Fees:18.00 Taxes:1591.00
20110513-0036882

THIS INSTRUMENT PREPARED BY:
Jennifer L. Johnson, Attorney at Law
2320 Bryana Ct.
Franklin, Tennessee 37064

File No. 23205-4
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Swan Real Estate, LLC 4640 Benton Smith Road Nashville, TN 37215	New Owner	Map 092-11-A Parcel 001co (Unit 1)

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, STEPHEN E. SANDERS, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto SWAN REAL ESTATE LLC, a Tennessee limited liability company, hereinafter the Grantee, its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davison County, Tennessee being more particularly described as follows:

Unit No. 1 in the Lindsley Square Condominiums, a Horizontal Property Regime, located at 329 21st Avenue North, Nashville, Davidson County, Tennessee, as shown on the plat of Lindsley Square Condominiums, of record in Book 5200, Page 542, Register's Office for Davidson County, Tennessee, and described in a Master Deed of record in Book 6075, Page 974, Register's Office for Davidson County, Tennessee, to which reference is hereby made. This property is subject to the easements, restrictive covenants, conditions, regulations, liens and other matters imposed upon and relating to the property contained in the Master Deed of record as aforesaid, and the By-Laws of the Lindsley Square Condominium Association attached to the Master Deed as Exhibit "B", and recorded in Book 6075, Page 991, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Stephen E. Sanders from Erich B. Groos, M.D., P.C., a Tennessee corporation, by Deed of record in Instrument 20070112-0005470, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as 329 21st Avenue North, Unit 1, Nashville, Tennessee 37203.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12 day of May 2011.

Stephen E. Sanders

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen E. Sanders, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12 day of May, 2011.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/1/15

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $430,000.00

Affiant

Subscribed and sworn to before me this
12 day of May, 2011.

JENNIFER L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My commission expires 3/1/15

EXHIBIT "A"
Permitted Encumbrances

(a) Real Estate Taxes for the year 2011 and subsequent years, a lien not yet due and payable. Said taxes have been prorated and assumed by the Grantee.

(b) Matters shown on the Plan of record in Book 5200, Page 542, Register's Office for Davidson County, Tennessee.

(c) Matters shown on the Plan of record in Book 161, Page 126, Register's Office for Davidson County, Tennessee.

(d) Master Deed of Lindsley Square Condominium, of record in Book 6075, Page 974, Register's Office for Davidson County, Tennessee.

(e) By-Laws of Lindsley Square Homeowner's Association, Inc., of record in Book 6075, Page 991, Register's Office for Davidson County, Tennessee.

(f) Charter of Lindsley Square Condominium Association, of record in Book 6470, Page 307, Register's Office for Davidson County, Tennessee.