BILL GARRETT, Davidson County
Trans:T20110031711 DEEDWARR
Recvd: 05/27/11 10:48 2 pgs
Fees:13.00 Taxes:569.80
20110527-0040745

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
11-0123H

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$154,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 day of May, 2011

Notary Public

Commission Expires:

DAVID R.A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

ADDRESS OF NEW OWNER:
Dannelle Felecia Walker
600 Garfield Street, Unit 13
Nashville, TN 37208

SEND TAX BILLS TO:
Ally Bank
1100 Virginia Drive
Ft. Washington, PA 19034

MAP & PARCEL
081-08-0R-014.00 CO

WARRANTY DEED

FOR AND IN 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,

Double A Development, LLC a Tennessee limited liability company

HEREINAFTER REFERRED TO AS THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Dannelle Felecia Walker, unmarried

HEREINAFTER CALLED THE GRANTEE, HER 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 all of Unit No. 13 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, in the 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 of said unit.

Being a portion of the same property conveyed to Double A Development, LLC by Quitclaim Deed dated February 1, 2008 (for the purpose of making a reconveyance to consolidate multiple parcels into a single property) from Q. Scott Pulliam, Trustee, and in the same instrument conveyed to Q. Scott Pulliam, Trustee, by Double A Development, LLC, and filed of record in Instrument No. 20080204-0011351, as corrected in Scrivener's Affidavit dated February 13, 2008 and filed in Instrument No. 20080215-0015201; and part of the same property previously conveyed to Double A Development, LLC, a Tennessee limited liability company, by Warranty Deed dated October 31, 2007 from Tennessee Home Builders, GP, a Tennessee General Partnership, and filed of record in Instrument No. 20071102-0129572; and also by Warranty Deed from Walter Keith Ridley dated October 31, 2007, and filed of record in Instrument No. 20071102-0129573, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property Taxes for the year 2011 and every year thereafter; Master Deed of record in Instrument No. 20081223-0122393, as amended in Instrument No. 20100517-0037813; Anchor Easement in Book 8167, Page 491; Storm Water Inspection and Maintenance Agreement in Instrument No., 20080317-0026281; Sanitary Sewer and/or Storm Drainage Easement in Instrument No. 20080317-0026307; Easement to Comcast of Nashville I, LLC in Instrument No. 200890721-0068084; all in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS FURTHER MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 600 Garfield Street, Unit 13 Nashville TN 37208.

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, her heirs and assigns forever; and we so covenant with the said GRANTEE 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 successors and or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25 day of May, 2011

Double A Development, LLC

Adam Leibowitz, Co-Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Adam Leibowitz, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Co-Chief Manager of Double A Development, LLC the within named bargainor, a limited liability company, and that he as such Co-Chief Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Co-Chief Manager.

Witness my hand and official seal at office this 25 day of May, 2011.

Notary Public
Commission Expiration: 9.17.2011

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY