# WARRANTY DEED

G-GS-11-10

JOHN GLEAVES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $234,000.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF June, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-2014

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Lauren K. Sullivan-Larke | Lauren K. Sullivan-Larke | |
| 1419 4th Ave North | (NAME) 1419 4th Ave North | |
| (ADDRESS) Nashville, TN 37208 | (ADDRESS) Nashville, TN 37208 | 82-9-T-11.00 CO |
| (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 GERMANTOWN STATION HOMES, LLC, A TENNESSEE LIMITED PARTNERSHIP, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto LAUREN K. SULLIVAN-LARKE , UNMARRIED AND DACARI MIDDLEBROOKS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP , hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 11, GERMANTOWN STATION CONDOMINIUM, AS SHOWN ON EXHIBIT B TO DECLARATION OF RECORD IN INSTRUMENT 20100804-0061209, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO GERMANTOWN STATION HOMES, LLC, A TENNESSEE LIMITED PARTNERSHIP BY QUITCLAIM DEED FROM METROPOLITAN DEVELOPMENT AND HOUSING AGENCY, RECORDED ON THE 22ND DAY OF JULY, 2010 IN INSTRUMENT NO: 20100722-0057469, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD INCLUDING THE COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20100804-0061209; EASEMENT FOR WATER QUALITY OF RECORD IN INSTRUMENT NO. 20070919-0111969; MATTERS SHOWN ON A SURVEY PREPARED BY INITIAL POINT LAND SURVEYING, INC., L. KEVIN MOREHEAD, TN RLS NO. 2315, DATED FEBRUARY 14, 2006; INSPECTION AND MAINTENANCE AGREEMENT FOR PRIVATE STORMWATER MANAGEMENT FACILITIES OF RECORD IN INSTRUMENT NOS. 20070919-0112010 AND 20100621-0047868; CONDITION SET OUT IN QUITCLAIM DEEDS OF RECORD IN INSTRUMENT NOS. 20100722-0057467 AND 20100722-0057468; AND HOA CHARTER OF RECORD IN INSTRUMENT NO. 20101119-0092835, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

unimproved ( )

This is improved ( X ) property, known as 1419 4th Avenue North, Nashville, Tennessee 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), their 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), their 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.

BILL GARRETT, Davidson County
Trans:T20110034429 DEEDWARR
Recvd: 06/09/11 08:47 2 pgs
Fees:13.00 Taxes:865.80

20110609-0044050

Witness my/our hand(s) this 6th day of June, 2011.

Germantown Station Homes, LLC, a Tennessee limited partnership

By:_____
Aaron White, Secretary

STATE OF Tennessee
COUNTY OF Davidson

On this the 6th day of June, 2011, before me personally appeared Aaron White, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Secretary of Germantown Station Homes, LLC, a Tennessee limited partnership, the within named bargainor, a limited liability company, and that he/she as such Secretary executed the foregoing instrument for the purpose therein contained.

Witness ~~my hand and official~~ seal, this the 6th day of June, 2011.

_____
Notary Public

My Commission Expires: 10.16.11

LAURA D. PERRY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

**RETURN TO:**
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903