Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
11-0193T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$155,000.00.**

Aaron Logan Smith
Affiant

BILL GARRETT, Davidson County
Trans:T20110047793 DEEDWARR
Recvd: 08/04/11 15:53 2 pgs
Fees:13.00 Taxes:573.50
20110804-0060155

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of July, 2011.

Julia A. Hirt
Notary Public
Commission Expiration: 9.17.2011

ADDRESS OF NEW OWNER:	**SEND TAX BILLS TO:**	**MAP-PARCEL:**
Aaron Logan Smith,	**Home Savings of America**	**081-08-0R-015.00 CO**
600 Garfield Street, Unit 14	**35 East Broadway**	
Nashville, TN 37208	**Little Falls, MN 56345**	

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 GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron Logan Smith, an unmarried man and Michael O'Neal Smith, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit No. 14 on the plan of 600 Garfield, a Townhome Development, filed as Exhibit B, and established by the Master Deed filed of reecord in Instrument No. 20081223-0122393, as amended in Instrument No. 20100517-0037813, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in sad Master Deed, in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Double A Development, LLC by Quitclaim Deed dated February 1, 2008 from Q. Scott Pulliam, Trustee and filed of record in Instrument No. 20080204-0011351, as corrected by Scrivener's Affidavit in Instrument No. 20080215-0015201, in the Register's Office for Davidson County, Tennessee. Said Property being a portion of the previously conveyed property to Double A. Development, LLC 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, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO: Real Property Taxes for 2011 and every year thereafter; Master Deed and By-Laws of record in Instrument Nos. 20081223-0122393, 20100517-0037813; Restrictions in Instrument No's 20080317-0026281, 20080317-0026307 and in Instrument No. 20090721-0068094; 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 source of title shown above.

This is improved property known as: **600 Garfield Street, Unit 14 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 28th day of July, 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/herself 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 28th day of July, 2011.

Notary Public
My Commission Expires: 9.17.2011

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF _____

On this the _____ day of _____, 20____, before me personally appeared _____, to me known to be the person who executed the foregoing instrument in behalf of _____ as Attorney in Fact, and who acknowledged that he/she executed the same as the free act and deed of said _____. Witness my hand and official seal.

_____
Notary Public
Commission Expiration:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Double A Development, LLC, a Tennessee limited liability company**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee this _____ day of _____, 20_____.

_____
Notary Public

Commission Expiration: