WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120030954 DEEDWARR
Recvd: 04/27/12 14:16 2 pgs
Fees:13.00 Taxes:1961.00
20120427-0036226

CONNIE J. BUCHANAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $530,000.00.

Affiant

Subscribed and sworn to before me this 23 day of April, 2012

Notary Public
My Commission expires: 6/15/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brenton Z. Daughrity	Regions Bank d/b/a Regions Mortgage	131-8I-1.00CO
1014-A Glendale Avenue	2050 Parkway Office Circle	
Nashville, TN 37204	Birmingham, AL 35244	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Dale Avenue, LLC**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brenton Z. Daughrity and Frances Daughrity, husband and wife**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A, on the Plan of Glendale Townhomes, a horizontal property regime as shown on Exhibit "B" of Glendale Townhomes, as of record in Instrument Number 20111004-0076807, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is subject to easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, assessments and other undertakings contained in the Master Deed of record in Instrument Number 20111004-0076807, Register's Office for Davidson County, Tennessee. Also incorporated herein are the amended By-Laws of record in Instrument Number 20111004-0076807, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Dale Avenue, LLC, from Hybrid Builders, LLC, by deed on October 6, 2011, of record in Instrument Number 20111007-0078301, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 1130, page 45; and Instrument Number 20111004-0076807, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 1129, page 558, and modified in Book 1280, page 618; Book 1809, page 533 and in Instrument Number 20111004-0076807, Register's Office for County, Tennessee.

This is improved property known as: **1014-A Glendale Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 23, 2012.

Dale Avenue, LLC

By Jeff Gaw

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 23rd day of April, 2012, before me, appeared Jeff Gaw to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Managing Member of Dale Avenue, LLC and that the seal affixed to said instrument is the limited liability corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said limited liability corporation (or association) by authority of its Members (or Trustees) and said Jeff Gaw acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires:

7/6/15

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return To:
Executive Title LLC
4470 Old Lebanon Dirt Road
Mt. Juliet TN 37122
615-773-0520