BILL GARRETT, Davidson County
Trans:T20120044158 DEEDWARR
Recvd: 06/14/12 15:45 2 pgs
Fees:13.00 Taxes:740.00
20120614-0052433

WARRANTY DEED

R-BR-12-807

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

Subscribed and sworn to before me this 12th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES:

(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
Robert E. Kent	Robert E. Kent	
807 Boscobel St #4 (ADDRESS)	(NAME) 807 Boscobel St #4 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Nashville, TN 37206 (CITY) (STATE) (ZIP)	PART OF 082-16-0-297.0

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 NASHVILLE REAL ESTATE INVESTMENTS, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ROBERT E. KENT UNMARRIED, 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:

BEING UNIT NO. 4 OF 807 BOSCOBEL TOWN HOMES, A PLANNED UNIT DEVELOPMENT LOCATED IN DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20120504-0038874 AND AMENDED IN INSTRUMENT NO. 20120611-0050861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE AND FURTHER DESCRIBED ON THE PLAT OF RECORD ATTACHED AS EXHIBIT C TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNIT, PROPERTY, CO-OWNERS AND TENANTS OF 807 BOSCOBEL TOWN HOMES, CONTAINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPENDED THERETO ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING PART OF THE SAME PROPERTY CONVEYED TO NASHVILLE REAL ESTATE INVESTMENTS, LLC BY QUITCLAIM DEED FROM AMY GLEAVES AND BRIAN MITCHELL, TENANTS IN COMMON OF RECORD AT INSTRUMENT NO. 20120216-0013825, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED FEBRUARY 10, 2012.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 807 Boscobel St #4, Nashville, Tennessee 37206
(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.

Witness my/our hand(s) this 12th day of June, 2012.

Nashville Real Estate Investme

BY: _____
John Gleaves
Its: Managing Member

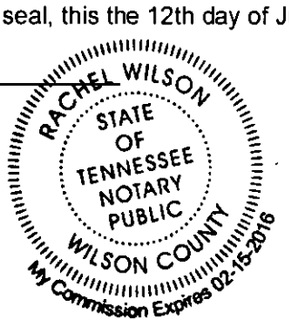
STATE OF Tennessee
COUNTY OF Davidson

On this the 12th day of June, 2012, before me personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Managing Member of Nashville Real Estate Investments, LLC, the within named bargainor, a limited liability company, and that he/she as such Managing Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th day of June, 2012.

_____
Notary Public

My Commission Expires:



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