BILL GARRETT, Davidson County
Trans:T20120064944 DEEDWARR
Recvd: 08/29/12 15:26 2 pgs
Fees:13.00 Taxes:793.43
20120829-0078235

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $214,440.00.

Affiant

Subscribed and sworn to before me, this the 24th day of August, 2012.

Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Stacey Fero	Guaranty Trust Company	
857 S. Douglas Ave.	316 Robert Rose Drive	104-14-0A-30.00CO
Nashville, TN 37204	Murfreesboro, TN 37129	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **857 SOUTH DOUGLAS AVENUE, LLC, A TENNESSEE LIMITED LIABLITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STACEY FERO, UNMARRIED**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Unit No. 857 in Waverly Place II Townhomes, a Private Element Horizontal Property Regime, located on Elliott Avenue and South Douglas Avenue in Nashville, Davidson County, Tennessee and described in a Declaration of Covenants, Restrictions and By-Laws in Instrument 200409090109214, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units property, co-owners and tenants of Waverly Place II Townhomes, a Private Element Horizontal Property Regime, contained in the said Declaration, the Plan filed as Exhibit "C" to said Declaration appearing in Instrument No. 200409090109214, and the By-Laws appended thereto, Register's Office for Davidson County, Tennessee, are incorporated in this Deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to 857 Douglas Avenue, LLC, a Tennessee limited liability company by Quitclaim Deed from Seanache Holdings, LLC, a Tennessee limited liability company* of record in Instrument 20101115-0091390, Register's Office for Davidson County, Tennessee, dated October 13, 2010.

Being the same property conveyed to Seanache Holdings, Inc., a Tennessee Corporation by Quitclaim Deed from Richard F. Potts, a married man of record in Instrument 20090109-0002476, Register's Office for Davidson County, Tennessee, dated December 19, 2008.

Being the same property conveyed to Richard F. Potts, a married man by Warranty Deed from Brendan Boles, an unmarried man of record in Instrument 20080617-0062472, Register's Office for Davidson County, Tennessee, dated June 16, 2008.

* *Seanache Holdings, LLC, a Tennessee limited liability company, was formerly known as Seanache Holdings, Inc., a Tennessee Corporation.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 857 S. Douglas Ave., Nashville, TN 37204.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 24th day of August, 2012.

857 South Douglas Avenue, LLC, a Tennessee Limited Liability Company
By Seanache Holdings, LLC, a Tennessee Limited Liability Company, its sole member

By:_____
Name: Richard S. Potts
Title: Authorized Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard S. Potts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of Seanache Holdings, LLC, a Tennessee Limited Liability Company, as Sole Member of 857 South Douglas Avenue, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 24th day of August, 2012.

_____
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY