File Box 8

BILL GARRETT, Davidson County
Trans:T20120071382 DEEDWARR
Recvd: 09/21/12 13:24 2 pgs
Fees:13.00 Taxes:563.51
20120921-0086088

PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref.Title No: 51525
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Best Story, LLC 4113 Doorman Dr. Nashville, TN 37215	New Owner

TAX MAP-PARCEL NUMBERS: 117-51-OA-020.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$152,300.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Richard Kurin and wife, Allyn Kurin**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Best Story, LLC** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being Unit No. TH-E-4, (Parcel No. 20),, also known as Unit Z-1, of Green Hills Terrace, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, Page 64, and as described in the Master Deed in Book 5304, Page 702, Book 7841, Page 557, Book 9830, Page 181, and Book 11362, Page 463, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Richard Kurin and wife, Allyn Kurin by deed from Katie L. Taylor, dated June 17, 2005, recorded June 24, 2005 in Instrument No. 20050624-0072669, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2012, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 64, said Register's Office, to which plan reference is hereby made for a more complete description; a Grant of Easement between Comcast of Nashville, LLC and Green Hills Terrace Homeowner's Association of record in Instrument No. 20110930-0075704; Easement by M.C. Morris and Sidney Averbach, dedicated by instrument of record in Book 4320, Page 896, said Register's Office, which is as follows: "Do hereby dedicate and grant a permanent easement for the common use and enjoyment of and by all tenants now or hereafter residing on either of the aforedescribed tracts encompassing the said apartment project, but subject to the lien of the Deed of Trust held by Mutual Benefit Life Insurance Company, which is of record in Book 3951, Page 546, of the following area and improvements now or hereafter constructed or situated upon one or both of the said tracts; all walks, drive parking area, swimming pool, laundry, party room and common recreation area"; and an easement granted to Metropolitan Government for Sanitary Sewers and/pr Storm Drainage of record in Book 3879, Page 569; and Master Deed of record in Book 5304, Page 702, Book 7841, Page 557, Book 9830, Page 181 and Book 11362, Page 463, said Register's Office.

This is improved property, known as: 1900 Richard Jones Road Unit Z 1, Nashville, Tennessee 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14 day of September, 2012.

X _____ Richard Kurin

X _____ Allyn Kurin

State of Virginia
County of Fairfax

On this 14 day of September, 2012 , before me the undersigned authority, personally appeared Richard Kurin Allyn Kurin , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 11/30/2016

X _____

FANNY PITA
NOTARY PUBLIC 7521696
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES 11/30/2016

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $152,300.00

_____
Affiant

Sworn and subscribed before me this the 18th day of September, 2012

My Commission Expires: _____

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

_____
Notary Public