320
322

Date

BILL GARRETT, Davidson County
Trans:T20120082636 DEEDWARR
Recvd: 10/30/12 15:29 2 pgs
Fees:13.00 Taxes:111.00

20121030-0099691

This instrument prepared by and **Record and Return to**:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190

File No.: **12-1263**

WARRANTY DEED

THIS INDENTURE, made and entered into this **9/28/2012**, by and between **First Kolb Properties, LLC, an Arizonia limited liability company, a corporation**, parties of the first part, and **Treavor C Carter, an unmarried individual**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 105, together with the appurtenant interest in the common elements of West End terrace, a horizontal property regime established by Master Deed and By Laws of record in Book 6657, Page 549, amended in Book 7541, page 955 in the Register's Office of Davidson County, Tennessee, to which Master Deed reference is made for a more particular description of said property.

Being the same property conveyed to First Kolb Properties, LLC an Arizone limited liability company by deed from U.S. Bank, National Association, N.D. of record as Instrument No. 201207110060780, said Register's Office

This conveyance is made subject to any and all existing easements, restrictions and Master Deed and By Laws of record.

Parcel ID # **103-2C-105CO**
Improved property located at: **261 White Bridge Road #105, Nashville, TN 37025**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

First Kolb Properties, LLC, an Arizonia limited liability company

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF ~~Tennessee~~ Arizona

COUNTY OF ~~Davidson~~ Pima

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Benjamin A Alexi as the Trustee/Manager of First Kolb Properties, LLC, an Arizonia limited liability company to me known to the persons described in and who, upon oath, executed the foregoing instrument as the Trustee/Manager of First Kolb Properties, LLC, and acknowledged that they executed the same for the purposes therein contained as the Trustee/Manager of First Kolb Properties, LLC and as his/her free Act and Deed.

Witness my hand and Notarial Seal this ~~28th~~ 27th day of September, 2012..

Mary Steele
Notary Public

My Commission Expires: 2/28/12

Official Seal
NOTARY PUBLIC
STATE OF ARIZONA
County of Pima
MARY STEELE
My Commission Expires February 28, 2014

Owner's Name: Treavor C Carter

and Address: 261 White Bridge Road #105, Nashville, TN 37025

Mail tax bills to, (Person or Agency responsible for payment of taxes)

SAME

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF ~~Tennessee~~ ARIZONA

COUNTY OF ~~Davidson~~ Pima

Subscribed and sworn to before me this ~~28th~~ 27th day of September, 2012..

Mary Steele
Notary Public

My Commission Expires: 2/28/14

Official Seal
NOTARY PUBLIC
STATE OF ARIZONA
County of Pima
MARY STEELE
My Commission Expires February 28, 2014