WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130008412 DEEDWARR
Recvd: 01/31/13 09:19 2 pgs
Fees:13.00 Taxes:333.00
20130131-0009946

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Venite, LLC	NEW OWNER	
(NAME) 4215 Harding Rd., #1202	(NAME)	
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Tennessee Bank & Trust, a Division of Farmers Bank & Trust, Blytheville, Arkansas,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Venite, LLC,** a Tennessee limited liability company, HEREINAFTER CALLED THE GRANTEE, 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. D-9 on the plan of Oakcrest Condominium created under title 64, Sections 2701 et seq., as amended, Tennessee Code Annotated, and as established by a master deed, of record in Book 5884, page 960, as amended by instrument(s) of record in Book 9559, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in exhibit A-1 of said master deed, reference is hereby made to the plat of Oakcrest Condominium, of record in Book 5200, page 413, Register's Office for Davidson County, Tennessee for a more complete description of said unit.

Being the same property that was conveyed to Thomas A. Derryberry, an unmarried man, by Warranty Deed from Tennessee Bank & Trust, a Division of Farmers Bank & Trust, Blytheville, Arkansas, dated April 23, 2010, of record in Instrument No. 20100427-0031945, Register's Office of Davidson County, Tennessee. AND Being the same property conveyed to Tennessee Bank & Trust, a Division of Farmers Bank & Trust, Blytheville, Arkansas, by Successor Trustee's Deed from Joseph J. Jensen, Successor Trustee, dated October 9, 2012, of record in Instrument No. 20121012-0093596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2013, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 5200, page 413; Terms and provisions of By-Laws of Oakcrest Condominiums recorded in Book 5884, page 960; and Instrument No. 20070301-0025595; Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing OAKCREST Condominium of record in Book 5884, page 960; Book 9559, page 939; Instrument No. 20041102-0131823 and Instrument No. 20070301-0025595; 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 Charter of Oakcrest Condominiums recorded in Book 5860, page 930, all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 420 Elysian Fields Road D-9, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 25th day of January, 2013.

Tennessee Bank & Trust, a Division of Farmers Bank & Trust, Blytheville, Arkansas

By: _____

James Kuntz, Senior Vice President of Special Assets/operation & H.R.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Kuntz, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Senior Vice President of Special Assets/Operations & H.R of Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, the within named bargainor, and that he as such Senior Vice President of Special Assets/Operations & H.R, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Tennessee Bank & Trust, a Division of Farmers Bank & Trust Company, Blytheville, Arkansas, by the said James Kuntz as such Senior Vice President of Special Assets/Operations & H.R.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of January, 2013.

_____
Notary Public

My Commission Expires:_____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-12-2016