BILL GARRETT, Davidson County
Trans:T20130008638 DEEDWARR
Recvd: 01/31/13 13:49 2 pgs
Fees:13.00 Taxes:2134.90

20130131-0010226

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,000.00

Cheryl Mote
Affiant

Subscribed and sworn to before me, this 29th DAY OF January, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-21-2013

(AFFIX SEAL)

KEVIN N. LOWE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

R-VRES-12-4209

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
Kathryn Decker	Mid South Bank	
4209A Lone Oak Road	One East College St.	
Nashville, TN 37215	Murfreesboro TN 37130	131-03-1C-001.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we GW PROPERTIES, LLC, A TENNESSE LIMITED LIABILITY COMPANY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHRYN D. DECKER, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT A OF LONE OAK COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS LOCATED AT NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AND DESCRIBED IN A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LONE OAK TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20120117-000496, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS AND REGULATIONS IMPOSED UPON AND RELATING TO THE UNITS, PROPERTY, CO-OWNERS AND TENANTS OF LONE OAK COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, CONTAINED IN SAID DECLARATION, THE PLAT FILED AS EXHIBIT "B" TO SAID DECLARATION APPEARING IN INSTRUMENT NO. 20120117-0004496, AND BYLAWS APPENDED THERETO AS EXHIBIT "C", SAID REGISTER'S OFFICE, ARE INCORPORATED HEREBY AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GW PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY BY DEED FROM 4209 LONE OAK PARTNERS, A TENNESSEE GENERAL PARTNERSHIP OF RECORD AT INSTRUMENT NO. 20120117-0004494, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 13, 2012 AND RECORDED ON JANUARY 17, 2012.

BEING THE SAME PROPERTY CONVEYED TO 4209 LONE OAK PARTNERS, A TENNESSEE GENERAL PARTNERSHIP BY DEED FROM JOSEPH H. SETTLES AND DEBORAH G. SETTLES OF RECORD AT INSTRUMENT NO. 20080529-0054773, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 29, 2008 AND RECORDED ON MAY 29, 2008

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 118 AND EASMENT AGREEMENT OF RECORD IN BOOK 5129, PAGE 766; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20120117-0004496 AND RESTRICTIVE COVENANT FOR DETACHED STRUCTURE OF RECORD IN INSTRUMENT NO. 20120605-0048868; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 4209A Lone Oak Road, Nashville, Tennessee 37215
(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 29th day of January, 2013.

GW Properties, LLC, a Tennesse Limited Liability Company

By: Jeff Gaw
Its: Member

By: Ken Woodard
Its: Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of January, 2013, before me personally appeared Jeff Gaw and Ken Woodard, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged themselves to be the Members of GW Properties, LLC, a Tennesse Limited Liability Company, the within named bargainor, a limited liability company, and that they as such Members executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of January, 2013.

Notary Public

My Commission Expires: 5-2014

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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