(1)

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

Warranty Deed

	STATE OF TENNESSEE COUNTY OF Williamson The actual consideration or value, whichever is greater, for this transfer is $449,000.00. Affiant Subscribed and sworn to before me, this the 25th day of March, 2013. Notary Public My commission expires: 9-23-13

NICOLE R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

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:
Jonathan Thorndike Claudia Thorndike	New Owner	
1609 Glen Echo Rd.		117-16-0-K-002.00CO
Nashville, TN 37215		

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, **KURIO PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN THORNDIKE AND CLAUDIA THORNDIKE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE(S), 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 B of Glen Haven III 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 Glen Haven III Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20110823-0065099, 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 Glen Haven III 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.20110823-0065099, and Bylaws appended thereto as Exhibit "C" Register's Office for Davidson County, Tennessee, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Kurio Properties, LLC, a Tennessee Limited Liability Company by Deed from VLB Holdings, LLC, a Tennessee Limited Liability Company of record at Instrument No. 20110503-0033719, Register's Office for Davidson County, Tennessee, dated April 29, 2011, recorded May 3, 2011.

Being part of the same property conveyed to VLB Holdings, LLC, a Tennessee Limited Liability Company by Deed from Mary Louise Keathley of record at Instrument No. 20070608-0068840, Register's Office for Davidson County, Tennessee, dated June 1, 2007, recorded June 8, 2007.

BILL GARRETT, Davidson County
Trans:T20130028796 DEEDWARR
Recvd: 04/09/13 11:26 2 pgs
Fees:13.00 Taxes:1661.30
20130409-0035033

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 1609 Glen Echo Rd., Nashville, TN 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(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 25th day of March, 2013.

KURIO PROPERTIES, LLC

Pamela Kurio-Poe, Chief Manager

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 Pamela Kurio-Poe, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of Kurio Properties, LLC, a Tennessee Limited Liability Company, and that 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 25th day of March, 2013.

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires JULY 8, 2013

Notary Public