WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,900.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 1-9-16 (AFFIX SEAL)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

BOX 50-B

~~PREPARED BY~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE
NASHVILLE, TN 37203

B-JG-13-4209B

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
James T. Ettien	Regions Bank dba Regions Mortgage (NAME)	
4209 B Lone Oak Road (ADDRESS)	2059 Parkway Office Circle (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	131-03-1-C-002.00 CO

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, I/we GW 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 JAMES T. ETTIEN AND WIFE, JOANN ETTIEN, 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:

BEING UNIT B OF THE LONE OAK COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, AS ESTABLISHED IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LONE OAK COTTAGES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS OF RECORD AT INSTRUMENT NO. 20120117-0004496, IN THE REGISTER'S OFFICE OF DAVIDSON, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING 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.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 421, PAGE 118; INSTRUMENT NUMBER 20120117-0004496; INSTRUMENT NUMBER 20120117-0004497; INSTRUMENT NUMBER 20120605-0048894, 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 4209 B 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.

BILL GARRETT, Davidson County
Trans:T20130033083 DEEDWARR
Recvd: 04/23/13 09:35 2 pgs
Fees:13.00 Taxes:2167.83

20130423-0040091

Witness my/our hand(s) this 17th day of April, 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 17th day of April, 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 17th day of April, 2013.

Notary Public

My Commission Expires: 1-9-16

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