RETURN TO / PREPARED BY:
First Title and Escrow Company, Inc.
2000 Richard Jones Rd., Ste. 110
Nashville, TN 37215
FTEC File # 31123
(Davidson County File Box 9-B)

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130035855 DEEDWARR
Recvd: 05/01/13 09:45 2 pgs
Fees:13.00 Taxes:1676.23
20130501-0043423

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $453,034.00.

Beth Brock
Affiant

Subscribed and sworn to before me, this the 30th day of April, 2013.

Notary Public

My commission expires:

TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires NOV. 8, 2013

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:
Jennifer K. Gilbert Michael J. Gilbert	Farmington Financial 2002 Richard Jones Road, Ste. 300A	
1601 Glen Echo Rd.	Nashville, TN 37215	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 **JENNIFER K. GILBERT AND MICHAEL J. GILBERT, WIFE AND HUSBAND**, 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 I 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. 20110823-0065097, 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 I 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.20110823-0065097, 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 Quitclaim Deed from Pamela Kurio Poe, unmarried of record at Instrument No. 20110323-0022541, Register's Office for Davidson County, Tennessee, dated March 11, 2011, recorded March 23, 2011.

Being the same property conveyed to Pamela Kurio Poe, by Warranty Deed from Scott D. Knapp, unmarried of record at Instrument No. 20110317-0021022, Register's Office for Davidson County, Tennessee, dated March 11, 2011, recorded March 17, 2011.

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 1601 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 30th day of April, 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 30th day of April, 2013.

Notary Public