WARRANTY DEED

G-WR-13-121

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF June, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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(S) NUMBERS
ARBM Properties LLC	ARBM Properties LLC	
235 Cinnabar Lane (ADDRESS)	235 Cinnabar Lane (NAME) (ADDRESS)	
Yardley, PA 19067 (CITY) (STATE) (ZIP)	Yardley, PA 19067 (CITY) (STATE) (ZIP)	03316004200

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WINDWARD INVESTMENT GROUP, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ARBM PROPERTIES LLC, 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 LOT 5, SECTION 1, PRIMROSE MEADOWS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4675, PAGE 18, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED FROM NATHANIEL P. VOOYS, UNMARRIED TO WINDWARD INVESTMENT GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 20TH DAY OF MAY, 2004 IN INSTRUMENT NO. 20040520-0059248 AND WARRANTY DEED FROM JIMMIE L. YOUNG AND JENNIFER R. YOUNG TO NATHAN P. VOOYS AS RECORDED ON THE 30TH DAY OF APRIL, 2004 IN INSTRUMENT NO. 20040430-0049566, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 4675, PAGE 18; BOOK 4737, PAGE 801AND BOOK 5039, PAGE 484, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 121 Slayton Court, Madison, Tennessee 37115
(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 7th day of June, 2013.

Windward Investment Group, LLC

BY: _____
Nathaniel P. Vooys, Authorized Agent

BILL GARRETT, Davidson County
Trans: T20130049705 DEEDWARR
Recvd: 06/13/13 10:09 2 pgs
Fees: 13.00 Taxes: 321.90
20130613-0060309

STATE OF Tennessee
COUNTY OF Davidson

On this the 7th day of June, 2013, before me personally appeared Nathaniel P. Vooys, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Co-President / Authorized Agent of Windward Investment Group, LLC, the within named bargainor, a limited liability company, and that he/she as such Co-President / Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 7th day of June, 2013.

Notary Public

My Commission Expires:

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

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