WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130066447 DEEDWARR
Recvd: 08/02/13 14:17 4 pgs
Fees:23.00 Taxes:987.90

20130802-0081069

State of Tennessee)
County of Davidson)

G#25253-2

The actual consideration or value, whichever is greater, for this transfer is $267,000.00.

Affiant

Subscribed and sworn to before me this the 31st day of July, 2013.

Notary Public

My commission expires: _____
(AFFIX SEAL)

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gloice Deline Pruett	New Owner	**116120D52000CO**
520 Armistead Place		
37215 **Nashville, TN** ~~37203~~		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Mira Sorrento Properties, LP, a Delaware limited partnership

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Gloice Deline Pruett an unmarried woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 520 of the Plan of Burlington Condominiums, Phase I, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed for Burlington Condominiums, of record in Book 6011, Page 653, and amended in Book 6194, Page 440, and in Book 6362, Page 405, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 6011, Page 687, and amended in Book 11525, Page 300, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Burlington Condominiums, Phase I, as of record in Book 5200, Page 490, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Matthew A. Garrett, by Warranty Deed dated September 22, 2003, from Cynthia Ferne Biedermann, of record in Instrument No. 20031001-0144894, Register's Office for Davidson County, Tennessee. The said Matthew A. Garrett, an unmarried person, conveyed the subject property to K. Michael Garrett by Quitclaim Deed dated November 12, 2003, of

record in Instrument No. 20031205-0175133, said Register's Office. And further conveyed to Mira Sorrento Properties, LP, a California limited partnership [*sic*], by Quitclaim Deed dated August 30, 2011, from K. Michael Garrett, of record in Instrument No. 20110930-0075751, Register's Office for said County. The entity named Mira Sorrento Properties, LP, which was formerly a California limited partnership is now a Delaware limited partnership by virtue of a Certificate of Conversion dated December 28, 2005 filed with the Delaware Secretary of State on December 30, 2005 with an effective date of January 1, 2006, and also filed with the California Secretary of State on January 1, 2006. The property is currently vested in Mira Sorrento Properties, LP, a Delaware limited partnership.

THE conveyance of the above described parcel of land is subject to the following:

1) All the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof, of record aforementioned; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Burlington Condominiums, of record aforementioned;

2) All matters shown on the Plan of record in Book 5200, Page 490, said Register's Office;

3) Declaration of Covenants, Conditions and Restrictions for Burlington, of record in Book 5863, Page 796, amended in Book 6046, Page 134, Register's Office for Davidson County, Tennessee;

4) Charter of Burlington Homeowners' Association, Inc., of record in Book 6018, Page 349, said Register's Office;

5) Easement to City of Nashville for Sanitary Sewers of record in Book 3401, Page 545, Register's Office for Davidson County, Tennessee;

6) All matters shown on the Plan of record in Book 5200, Pages 403 through 406, said Register's Office;

7) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6929, Page 643, and in Book 6929, Page 646, Register's Office for Davidson County, Tennessee; and,

8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

37215

This is improved property, known as: 520 Armistead Place, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same in unencumbered unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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 its hand by its duly authorized officer this 30th day of July, 2013.

Mira Sorrento Properties, LP, a Delaware limited partnership

By: KMMAG, Inc., a California corporation, its General Partner

By: _____
K. Michael Garrett, President

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public of said County and State, personally appeared K. Michael Garrett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the President of KMMAG, Inc., a California corporation ("KMMAG"), and who further acknowledged KMMAG to be the General Partner of **Mira Sorrento Properties, LP,** the within named bargainor, a Delaware limited partnership, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of KMMAG by himself as such President, said KMMAG signing as General Partner.

Witness my hand, at office at _____ (City), _____ (State), this _____ day of **July, 2013.**

_____
Notary Public

* see attached CA acknowledgment.

My Commission Expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of San Diego

On July 30, 2013 (Date) before me, Nadia Tafreshi, notary public (Here Insert Name and Title of the Officer)

personally appeared K. Michael Garrett (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and ~~acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),~~ and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

NADIA TAFRESHI
Commission # 1932517
Notary Public - California
San Diego County
My Comm. Expires May 8, 2015

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Nadia Tafreshi (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: July 30, 2013 Number of Pages: 3

Signer(s) Other Than Named Above: none

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer Is Representing:	Signer Is Representing:
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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