# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130081680 DEEDWARR
Recvd: 09/20/13 10:54 2 pgs
Fees:13.00 Taxes:795.50

20130920-0099280

B-MG-13-2113-1

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

Subscribed and sworn to before me, this 10th DAY OF September, 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 NUMBERS |
|---|---|---|
| G3 Capital Partners, LLC | | |
| 2113 Acklen Avenue, #1 | G3 Capital Partners, LLC<br>3777 Peachtree Road, NE, Apt. 1731<br>Atlanta, GA 30319 | |
| (ADDRESS) | | |
| Nashville, TN 37212-3539 | | 104120E00100CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 PATRICK L. VARDARO AND BARON J. DULANEY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto G3 CAPITAL PARTNERS, 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 UNIT NO. 1, AS SHOWN ON THE PLAN OF PARKER HOUSE CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT D TO AND ESTABLISHED BY THE MASTER DEED OF RECORD IN INSTRUMENT 200612110152323, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS/ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION OF THE UNIT AND THE CONDOMINIUM, THE RIGHTS AND OBLIGATIONS OF THE DECLARANT AND THE UNIT OWNERS, AND THE BYLAWS OF THE ASSOCIATION OF OWNERS.

BEING THE SAME PROPERTY CONVEYED TO BARON J. DULANEY, UNMARRIED AND PATRICK L. VARDARO, UNMARRIED BY DEED FROM JOHN HAYS, MARRIED, DATED 03/13/2007 AND FILED FOR RECORD ON 03/27/2007 IN INSTRUMENT 200703270036514, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PROPERTY IS NOT THE PRIMARY MARITAL RESIDENCE OF THE WITHIN NAMED GRANTORS.

THIS CONVEYENCE IS SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved ( X ) property, known as 2113 Acklen Avenue, #1, Nashville, Tennessee 37212-3539
(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 10th day of September, 2013.

Patrick Vardaro POA Jennifer L Vardaro
Patrick L. Vardaro by Jennifer L. Vardaro,
Attorney in Fact

Baron J. Dulaney by John Gleaves, attorney-in-fact
Baron J. Dulaney by John Gleaves,
Attorney in Fact

STATE OF ~~Tennessee~~ Georgia
COUNTY OF ~~Davidson~~ Muscogee

Before me personally appeared JENNIFER L. VARDARO to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of PATRICK L. VARDARO, and who acknowledged he/she/they executed the same as the free act and deed of the said PATRICK L. VARDARO.

Witness my hand and official seal, this the 12 day of September, 2013.

Notary Public
My Commission Expires: 3/27/16

(SEAL)

JERRY THOMPSON
Notary Public - Georgia
MUSCOGEE COUNTY
My Comm. Expires March 27, 2016

JERRY THOMPSON NOTARY PUBLIC MUSCOGEE COUNTY GEORGIA

STATE OF ~~Tennessee~~ Georgia
COUNTY OF ~~Davidson~~ Muscogee

Before me personally appeared JOHN GLEAVES to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of BARON J. DULANEY and who acknowledged he/she/they executed the same as the free act and deed of the said BARON J. DULANEY.

Witness my hand and official seal, this the 12 day of September, 2013.

Notary Public
My Commission Expires: _____

(SEAL)

RACHEL WILSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-15-2016

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