BILL GARRETT, Davidson County
Trans:T20130085280 DEEDWARR
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Fees:13.00 Taxes:854.70
20131002-0103605

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 13090029

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $231,000.00.

Affiant

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

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kangas, LLC 3379 Golf Club Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 117070K04000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Myrna M. Vlahos, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kangas, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being that certain condominium apartment unit in Davidson County, Tennessee, and being known as Unit No. 3379 on the plan of Golf Club Place Condominiums {Hillsboro Pike and Golf Club Lane} as of record at Plat Book 9700, Page 293, and as described in the Master Deed as of record in Book 10283, Page 431, as of record in the Register's Office for said County, all to which reference is hereby made and the same incorporated herein for a complete description of said Unit and of the conveyance hereby made, and together with all fixtures, appliances, wall-coverings, carpets and floor coverings and/or other improvements therein and with the undivided interest in the General and Limited Common Elements appurtenant thereto.

Being the same property conveyed to Leon Vlahos and wife, Myrna M. Vlahos by Warranty Deed from Harper Gaston, joined by his spouse Nona Gaston, recorded on the 16th day of June, 2004 in Instrument No. 20040616-0071476, in the Register's Office of Davidson County, Tennessee. Leon Vlahos having since died on July 9, 2008.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2013 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GOLF CLUB PLACE CONDOMINIUMS, as recorded in Plat Book 9700, Page(s) 293.

Charter of Homeowners Association recorded in Book 10297, Page 21.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GOLF CLUB PLACE CONDOMINIUMS of record in Book 10283, Page 431, as amended by instrument(s) of record in Instrument Nos. 20040616-0071447, 20050105-0001979 and 20050330-0034571; also subject to easements, rights and interests 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.

Easement for Water Main, recorded in Book 10131, Page 838.

Easement for Sanitary Sewer, recorded in Book 10131, Page 843.

Storm Water Detention Agreement recorded in Book 9643, Page 877.

This is improved property located at 3379 Golf Club Lane Nashville TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2013.

Myrna M. Vlahos

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Myrna M. Vlahos, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of September, 2013.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 9, 2014