13-10-001

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

Subscribed and sworn to before me, this 17th day of October, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 9/9/14

DEE FILES ARMSTRONG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Davidson County DEEDWARR
Recvd: 10/18/13 11:03 2 pgs
Fees:13.00 Taxes:721.50
20131018-0109017

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Bridges	TRUXTON TRUST	082-12-0B
(NAME)	(NAME)	(MAP)
943 Russell Street #E	4525 Harding Rd., Ste.300	005.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, **First Place Development, LLC, a Tennessee limited liability company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Mary Bridges, unmarried**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit E of The Richmond, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et set. of the Tennessee Code Annotated, under the Master Deed establishing The Richmond of record in Instrument Number 20070510-0056425, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Master Deed.

Being a portion of the same property conveyed to First Place Development, LLC, a Tennessee limited liability company by Warranty Deed from David E. Rawlings and Greer C. Tidwell, tenants in common, of record at Instrument No. 20060609-0068644, Register's Office for Davidson County, Tennessee, dated May 24, 2006 and recorded on June 09, 2006.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 943 Russell Street #E, Nashville, Tennessee 37206

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 we do covenant with the said GRANTEES 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 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 my/our hand(s) this 17th day of October, 2013.

First Place Development, LLC

BY: STS FAMILY TRUST, Sole Member

BY: _____
Lyn E. Sohr, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Lyn E. Sohr, Trustee, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of STS Family Trust, Sole Member of First Place Development, LLC, the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Trust by the said Lyn E. Sohr as such Trustee.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of October, 2013.

_____
Notary Public

My Commission Expires: 9/20/17

JENNIFER S. DUNLAP STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 09/09/2014

_____
Notary Public

DEBORAH LYNN KENNEDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON