WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $204,900.00

Affiant

Subscribed and sworn to before me, this 4th day of November, 2013

Notary Public

MY COMMISSION EXPIRES: 6/21/16
(AFFIX SEAL)

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20130094753 DEEDWARR
Recvd: 11/06/13 09:58 2 pgs
Fees:13.00 Taxes:758.13
20131106-0115024

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

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grace Marietta Lovell		082-12-OB
(NAME)	(NAME)	(MAP)
943 C Russell Street	NEW OWNER	003.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206		
(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 Grace Marietta Lovell, an unmarried woman, hereinafter called Grantee(s), her 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 No. C 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 seq. of the Tennessee Code Annotated, under the Master Deed establishing The Richmond Condominium of record in Instrument No 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 as amended.

Being part of the same property conveyed to First Place Development, LLC, a Tennessee limited liability company by Deed from David E. Rawlings and Greer C. Tidwell, tenants in common of record in Instrument No. 20060609-0068644, Register's Office for Davidson County, Tennessee, dated 5/24/2006 and recorded on 5/9/2006.

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 C Russell Street, 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 4th day of November, 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 bargainer, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the proposes 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 4th day of November, 2013.

_____
Notary Public

My Commission Expires: 6/21/16

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN