BILL GARRETT, Davidson County
Trans:T20130105719 DEEDWARR
Recvd: 12/19/13 11:10 2 pgs
Fees:13.00 Taxes:481.00

20131219-0128204

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$130,000.00**.

Natalie N. Scarbrough
Affiant

Subscribed and sworn to before me, this 18th day of December, 2013.

Notary Public

My commission expires:_____

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Natalie Scarbrough	**New Owner**	**Map\Parcel: 117110J31600CO**
2025 WOODMONT APT#316		
NASHVILLE, TN 37215		

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

G. P. Luxury, LLC, a Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Natalie Scarbrough, an unmarried woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 316 of The Hillmont Condominiums, 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 of The Hillmont Condominiums of record in Instrument No. 20040209-0015685, and re-recorded in Instrument No. 20040212-0017074, as amended in Instrument No. 20050404-0036415 and further amended in Instrument No. 20050512-0053861, in the Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to G. P. Luxury, LLC, by Deed from W. Casey Reed of record at Instrument No. 20130510-0047481, Register's Office for Davidson County, Tennessee, dated May 09, 2013 and recorded on May 10, 2013.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (x) unimproved ( ) property known as 2025 WOODMONT APT#316 NASHVILLE, TN 37215.

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 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 18th day of December, 2013.

G. P. Luxury, LLC

By Brandon Jenkins, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, personally appeared Brandon Jenkins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be **President** of **G. P. Luxury, LLC, a Tennessee limited liability company,** the within named bargainor, a limited liability company and that he as such **President,** executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as **President**.

Witness my hand, at office, this 18th day of December, 2013.

Notary Public

My Commission Expires:

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires October 2, 2017

File #: **130329AT**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027