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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 13120089** BILL GARRETT, Davidson County Trans:T20140010441 DEEDWARR Recvd: 02/13/14 10:02 2 pgs Fees:13.00 Taxes:1753.80 20140213-0012734	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $474,000.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2014. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Rhiannon B. Ludington 2802 Vaulx Ln Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11802009600

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, **Steve L and M, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Rhiannon B. Ludington, a married person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit A of The Plan of 2802 Vaulx Townhomes, a Planned Unit Development, as shown on Exhibit "B" of 2802 Vaulx Townhomes, of recorded in Instrument No. 20130318-0026857, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

This conveyance is made subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is 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; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Declaration of Covenants, Conditions and Restrictions for 2802 Vaulx Townhomes, a Planned Unit Development with Private Elements of record in Instrument Number 20130318-0026857, Register's Office for Davidson County, Tennessee. Also incorporated herein are the By-Laws of recorded as Exhibit "C" in Instrument Number 20130318-0026857, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Steve L and M, LLC by Warranty Deed from Shirley E. Majors, unmarried, recorded on the 18th day of March, 2013 in Instrument No. 20130318-0026856, in the Register's Office of Davidson County, Tennessee.

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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE FIRST SUBDIVISION OF THE W.T. BERRY ESTATE, SECTION 2, as recorded in Plat Book 1130, Page(s) 8.

Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20130318-0026857.

The following note is incorporated herein for information purposes only and is not part of the exceptions from coverage (Schedule B-II of the commitment and Schedule B-I of the policy):

The following deed(s) affecting said land were recorded within twenty-four (24) months of the effective date of this commitment:
Warranty Deed recorded at Instrument No. 20130318-0026856 and Warranty Deed recorded in Book 6232, Page 532

This is improved property located at 2802 Vaulx Ln Nashville TN 37204

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 12th day of February, 2014.

Steve L & M, LLC

Authorized Member

Ryan Talbert, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ryan Talbert, Member of Steve L & M, LLC, a Tennessee Limited Liability Company , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a Member of Steve L & M, LLC, the maker or a constituent of the maker and as Member is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of February, 2014.

Notary Public
My Commission Expires: _____

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