WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140028661 DEEDWARR
Recvd: 04/28/14 10:41 2 pgs
Fees:13.00 Taxes:2591.48

20140428-0035361

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$700,400.00.**

Affiant

Subscribed and sworn to before me this 18th day of April, 2014.

Notary Public
My Commission expires: (Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jill Marie Pulley	F+M Bank SH	116-12-0M-002.00CO
3805 B Woodmont Lane	50 ~~[illegible]~~ Franklin St	
Nashville, TN 37215	Clarksville TN 37040	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Steve L and M, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jill Marie Pulley** unmarried woman, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. B of the Plan of Woodmont Lane Estates, a Townhouse Planned Unit Development, as shown on Exhibit "B" of Albert Court, of record in Instrument Number 20121116-01059880, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Steve L and M, LLC, a Tennessee limited liability company from Talbert Construction Advisors, LLC, a Tennessee limited liability company by Quitclaim Deed on November 30, 2012, of record in Instrument Number 20121203-0110793, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2014 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1130, Page 13, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book Instrument Number 20121116-0105980, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 1118, Page 401 and Book 1153, Page 230, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 613, Page 404; Book 924, Page 24; Book 1118, Page 401; Book 3431, Page 286 and Book 1071, Page 420, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3805 B Woodmont Lane, Nashville, TN 37215**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 18, 2014.

Steve L and M, LLC, a Tennessee limited liability company

BY: _____ Attn: Atty

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Ryan Talbert, 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 (or other officer authorized to execute the instrument) of Steve L and M, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/19/14

NOTARY PUBLIC

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY