Box 14

Return to:
John T. Cook, P.C.
2927 Berry Hill Drive
Nashville, TN 37204
File 25800-8

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,000.00 Affiant Subscribed and sworn to before me, this 25th day of April, 2014 Notary Public MY COMMISSION EXPIRES: 2/13/17 (AFFIX SEAL)

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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
Kurtis Justin Dehut	Magna Bank	082-16-0L
(NAME)	(NAME)	(MAP)
940 Russell Street #D	6525 Quail Hollow Road, Suite 300	004.00CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37206	Memphis, TN 38120	
(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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Kurtis Justin Dehut, an unmarried man, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit D as specified on the Plat shown in the Master Deed, on the Plan of The Valentino, a Condominium, 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 for The Valentino, a Condominium, of record under Instrument No. 20130816-0086262, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of The Valentino, a Condominium, for placement of Units, as shown on Exhibit "E" to the Master deed of record under Instrument No. 20130816-0086262, said Register's Office, for a more complete identification and description of such Unit.

Being a portion of the same property conveyed to First Place Development, LLC by Deed from Scott T. Sohr of record at Instrument No. 20091103-0101397, Register's Office for Davidson County, Tennessee, dated 10/26/2009 and recorded on 10/26/2009.

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: 940 Russell Street #D, 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.

BILL GARRETT, Davidson County
Trans: T20140029746 DEEDWARR
Recvd: 05/01/14 09:29 2 pgs
Fees: 13.00 Taxes: 1302.40
20140501-0036651

Witness my/our hand(s) this 25th day of April, 2014.

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 25th day of April, 2014.

_____
Notary Public

My Commission Expires: 7/6/2015

John M. Wells
State of Tennessee Notary Public
Davidson County