BILL GARRETT, Davidson County
Trans:T20140046350 DEEDWARR
Recvd: 06/30/14 12:41 2 pgs
Fees:13.00 Taxes:1128.50

20140630-0057108

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

Subscribed and sworn to before me, this 27th day of June, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/22/17
(AFFIX SEAL)

TRACEY HERRON
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
Molly Walker		082-16-0-L
(NAME)	(NAME)	(MAP)
940 Russell Street, Unit C	New Owner	003.00 CO
(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, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Molly Walker, a single person, hereinafter called Grantee(s), her heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Property situated in Davidson County, Tennessee, being Unit C, of The Valentino, a Condominium, as established in Declaration of Covenants, Conditions and Restrictions establishing The Valentino, a Condominium, of record at Instrument No. 20130816-0086262, in the Register's Office of Davidson, Tennessee, to which Declaration of Covenants, Conditions and Restrictions reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to First Place Development, LLC by Quitclaim Deed from Scott T. Sohr of record in Instrument No. 20091103-0101397, Register's Office for Davidson County, Tennessee, dated October 26, 2009 and recorded on November 3, 2009. (Value of consideration shown in aforementioned deed $0.00.)

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, Unit C, 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 25th day of June, 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 June, 2014.

_____
Notary Public

My Commission Expires: 7/9/2015

John M. Wells
State of Tennessee Notary Public
Davidson County