WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,200.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/16

(AFFIX SEAL)

R-LC-14-2134-D9

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Premier Trust, Inc. Custodian FBO, Debra Grimes IRA	NEW OWNER	
(NAME)	(NAME)	**104110A05700CO**
4465 South Jones Road		
(ADDRESS)	(ADDRESS)	
Las Vegas, NV 89103		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DLG PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PREMIER TRUST, INC. CUSTODIAN, FBO DEBRA GRIMES IRA** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Unit D-9, THE VILLAGER WEST CONDOMINIUM APARTMENTS, as shown on plat of record in Plat Book 5210, Page 174, as established in Master Deed recorded in Book 5452, Page 419, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Pierre Goffaux and Jacqueline Goffaux, husband and wife to DLG Properties, LLC as recorded on the 30th day of April, 2014 in Instrument No. 20140430-0036182 and Warranty Deed from Charles D. Mitchell to Pierre Goffaux as recorded on the 8th day of September, 1986 in Deed Book 6972, Page 198, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 prorated and assumed by grantee named herein.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE VILLAGER WEST CONDOMINIUM APARTMENTS, as recorded in Plat Book 5210, Page(s) 174, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Homeowners Association recorded in Book 5450, Page 740.
- Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VILLAGER WEST CONDOMINIUM of record in Book 5452, Page 419; also 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.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2134 Fairfax Avenue #D9, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20140047725 DEEDWARR
Recvd: 07/03/14 12:33 2 pgs
Fees:13.00 Taxes:437.34

20140703-0058916

Witness my/our hand(s) this the 26th DAY OF JUNE, 2014.

DLG Properties, LLC

BY: _____, S.M.
Loy Carney
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Loy Carney, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the sole member of DLG Properties, LLC, the within named bargainor, a limited liability company, and that he as such soel member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of June, 2014.

_____
Notary Public

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: January 9, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212