BILL GARRETT, Davidson County
Trans:T20140064404 DEEDWARR
Recvd: 08/29/14 12:07 3 pgs
Fees:18.00 Taxes:185.00
20140829-0079185

This Instrument Prepared by:
Edwin S. Pyle
2525 West End Avenue, Suite 1500
Nashville, Tennessee 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $50,000.00.

E Cubed, LLC
Elizabeth E Burnett, Mgr
Affiant

Subscribed and sworn to before me this 14th day of August, 2014.

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Susanne C. Pugh
Notary Public

My Commission Expires: May 8, 2018

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
E Cubed, L.L.C. **P.O. Box 90883** **Nashville, Tennessee 37209**	**Same as Owner**	**131-01-0-D 167.00 CO**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **CAROLYN E. RUCKER,** Grantor, has bargained and sold and does hereby transfer and convey unto **E CUBED, LLC**, a Tennessee limited liability company, hereinafter referred to as "Grantee", its successors and assigns, a Fifty Percent (50%) undivided interest in that certain tract or parcel of land located in Davidson County, Tennessee, and more particularly described in **Exhibit A** attached hereto and incorporated by this reference, the "Property".

The Property is improved property known as **5025 Hillsboro Pike, Unit 20-A Georgetown Condominium Apartments, Nashville, Tennessee 37215.**

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantee, its successors and assigns, forever.

AND Grantor covenants with the Grantee that she is lawfully seized and possessed of the Property in fee simple, that she has good right to sell and convey the same, that the same is

unencumbered, and that Grantor covenants and binds herself, her heirs, assigns and representatives, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for: (1) 2014 real estate taxes and future years, liens but not yet delinquent, which are being prorated at closing and which are assumed by the Grantee, (2) such facts as would be disclosed by a comprehensive survey of the Property, (3) all matters appearing on that document of record in Plat Book 5200, Page 4, in the Register's Office for Davidson County, Tennessee, (4) the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office, (5) all matters appearing as restrictions of record at Book 5211, page 325, Book 5616, page 133, Book 6079, page 516 and as Instrument No. 20120731-0067332, said Register's Office, and (6) that Right of Way Easement of record in Book 4308, page 575, Book 7873, page 859 and as Instrument No. 20110620-0047283, said Register's Office.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 14th day of August, 2014.

Carolyn E. Rucker
CAROLYN E. RUCKER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared CAROLYN E. RUCKER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 14th day of August, 2014.

Susanne C. Pugh
Notary Public

My Commission expires: May 8, 2018

SUSANNE C. PUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Unit 167, also known as Apt. 20-A on the Plan of Georgetown Condominium Apartments of record in Plat Book 5200, page 4, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of 5025 Hillsboro Homeowners' Association, a horizontal property regime established by Master Deed of record in Book 5211, page 325, amended in Book 5616, page 133 and Book 6079, page 516, said Register's Office.

Being a Fifty Percent (50%) undivided interest in the property conveyed to Carolyn Patton Elrod, unmarried, by deed from John E. Baum and wife, Charlotte O. Baum, of record in Book 8986, page 31, dated June 14, 1993, said Register's Office. The said Carolyn Patton Elrod died intestate on or about April 7, 1995, leaving her three (3) adult daughters, Patricia E. Gagne, Carolyn E. Rucker and Phyllis J. Thomas, as her surviving heirs-at-law. The said Phyllis J. Thomas subsequently died on or about October 16, 2013, all as referenced in the Affidavits of Heirship recorded as Instrument Nos. 20140829.0079181 and 20140829.0079182, said Register's Office.