(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Sarah Robson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF OCTOBER, 2014.

Kristen Jacoby
Notary Public

MY COMMISSION EXPIRES: 09-19-2016
(AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryan Michael Davis	New Owner	
(NAME)	(NAME)	
3714 A Auburn Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		116-12-24
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AUBURN LANE PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRYAN MICHAEL DAVIS AND ELIZABETH MARVONNE MAINORD, A MARRIED COUPLE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BILL GARRETT, Davidson County
Trans:T20140085744 DEEDWARR
Recvd: 11/13/14 13:34 3 pgs
Fees:18.00 Taxes:740.00
20141113-0104867

SEE ATTACHED EXHIBIT "A"

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Plat Book 1130, Page(s) 13, said Register's Office; and (c) restrictive covenants of record in Instrument No. 20140923-0087546, said Register's Office; (d) Charter of 3714 Auburn Lane Cottages Corporation recorded at Instrument No. 20140923-0087545, said Register's Office; (e) Easement for Water Purposes, recorded in Book 1071, Page 420, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 3714 A Auburn Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 6th Day of October, 2014.

Auburn Lane Partners, GP

By: _____, General Partner

Bryan Church, General Partner

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Bryan Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be general partner of Auburn Lane Partners, GP, the within named bargainor, a partnership, and that he as such general partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as general partner.

Witness my hand and official seal at Nashville, Tennessee this 6th day of October, 2014.

Commission expires:

_____

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

Exhibit "A"

Land in Davidson County, Tennessee, being Unit A of 3714 Auburn Lane Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County Tennessee and described in a Declaration of Covenants, Conditions and Restrictions for 3714 Auburn Lane Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140923-0087546, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 3714 Auburn Lane Cottages, a Horizontal Property Regime with Private Elements contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20140923-0087546, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part here of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed by Warranty Deed from Susan Whittemore Stewart to Auburn Lane Partners, GP, a Tennessee general partnership as recorded on the 27th day of August, 2014 in Instrument No. 20140827-0078210 and part of Warranty Deed from Sam L. Coleman, unmarried, and Phillip W. Stewart, unmarried to Susan Whittemore Stewart as recorded on the 20th day of June, 2002 in Instrument No. 20020620-0074482, in the Register's Office of Davidson County, Tennessee.