WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012592 DEEDWARR
Recvd: 02/20/15 12:31 2 pgs
Fees:13.00 Taxes:1258.00
20150220-0014847

B-KW-14-232

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

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)
Natasha Frame	**Volunteer Mortgage Inc.**	
(NAME)	(NAME)	
232 Deer Pt	**One Vantage Way Suite E240**	**114-14-0A-070.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	**Nashville, TN 37228**	
(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 **PREMAWATHIE THIAGARAJAH, UNMARRIED AND GUITAR CITY HOLDINGS, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **NATASHA FRAME, MARRIED** 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 Lot No. 70 on the Plan of Final Plat - Section 1, Woodland Forest - Planned Unit Development of record in Plat Book 6900, Page (s) 534 through 536, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Premawathie Thiagarajah and Guitar City Holdings, LLC by Quitclaim deed from Mary Frances Rudy of record in Instrument No. 20090105-0000522 Register's Office for Davidson County, Tennessee, dated December 30, 2008 and recorded on January 05, 2009.

This conveyance is subject to:
- Davidson County taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page (s) 534 through 536, inclusive, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7207, Page 851, Book 7439, page 487, Book 7596, page 684, Book 7596, page 692, supplemented in Book 7596, page 692, and amended in Instrument No. 20050916-0111743, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- By-Laws of record in Instrument Number 20040503-0049797, as amended in Instrument No. 20050916-0111744, in the Register's Office for DavidsonCounty, Tennessee.
- Conveyance of Common Area in Woodland Forest from Eaglecrest, a Tennessee general partnership, to Woodland Forest HOA of record in Instrument Number 20050415-0042083, in the Register's Office for DavidsonCounty, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **232 Deer Pt, Nashville, Tennessee 37209**.

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.

Witness my/our hand(s) this the 12th DAY OF FEBRUARY, 2015.

Premawathie Thiagarajah

Guitar City Holdings, LLC

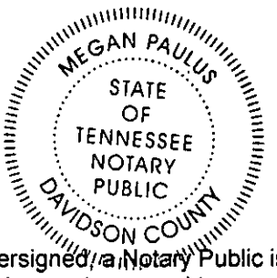
BY: _____
Premawathie Thiagarajah
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PREMAWATHIE THIAGARAJAH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of February, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)

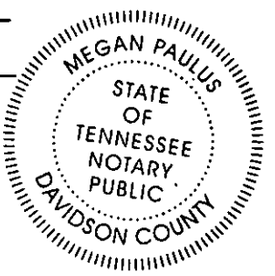


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PREMAWATHIE THIAGARAJAH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the Authorized Agent of GUITAR CITY HOLDINGS, LLC the within named bargainor, a limited liability company, and that he/she as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 12th of February, 2015.

Notary Public
My Commission Expires: 1-9-16
(SEAL)



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