WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160041270 DEEDWARR
Recvd: 05/17/16 13:15 2 pgs
Fees:13.00 Taxes:2479.00
20160517-0049193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $670,000.00

Elaine R. Kuhn
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16 DAY OF May, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 2017

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gus Kuhn, III and Elaine R. Kuhn	SAME	Map117-1-H
(NAME) 3627 B Saratoga Drive	(NAME)	Parcel 2 00
(ADDRESS) Nashville, TN 37205	(ADDRESS)	
(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, **THOMAS S. LAFAILLE AND BARBARA PAUL, M.D., TRUSTEES OF THE THOMAS S. LAFAILLE AND BARBARA PAUL, M.D. TRUST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GUS KUHN, III AND ELAINE R. KUHN, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Unit B of Saratoga Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Saratoga Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20071221-0146714, 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 Saratoga Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20071221-0146714, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Thomas S. LaFaille and Barbara Paul, M.D., Trustees of The Thomas S. LaFaille and Barbara Paul, M.D. Trust by Quitclaim Deed from Barbara Paul and Tom LaFaille, Wife and Husband, of record in Instrument No. 20100707-0053245, said Register's Office.

This conveyance is subject to 2016 real property taxes, Restrictive Covenants of record in Instrument No. 20071221-0146714 and all easements of record.

unimproved
This is improved x property, known as 3627 B Saratoga Drive, Nashville, TN 37205

(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 3rd day of May, 2016

THE THOMAS S. LAFAILLE AND BARBARA PAUL, M.D. TRUST

BY: Thom. S. LaFaille TRUSTEE

THOMAS S. LAFAILLE, TRUSTEE

BY: Barbara Paul, M.D., Trustee

BARBARA PAUL, M.D., TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Thomas S. LaFaille and Barbara Paul, M.D., with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Trustees of The Thomas S. LaFaille and Barbara Paul, M.D. Trust, and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Trustees of said Trust.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of May, 2016.

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 5, 2019

Notary Public