BILL GARRETT, Davidson County
Trans:T20120084176 DEEDWARR
Recvd: 11/05/12 10:07 4 pgs
Fees:23.00 Taxes:2804.60
20121105-0101503

WARRANTY DEED

ZR12-0550

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $758,000.00

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this 4th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 3/17/14
(AFFIX SEAL)

JO SMITH WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harding Properties, LLC	Harding Properties, LLC	
c/o Prytania Capital, LLC	(NAME) NEW OWNER	
~~550 Harding Place, A-102, A-104, A-105, A-110, A-1~~ 910 16th St. Ste 626	~~550 Harding Place, A-102, A-104, A-105, A-110, A-1~~	
(ADDRESS) DENVER, CO 80202	(ADDRESS)	
~~Nashville, TN 37211~~	~~Nashville, TN 37211~~	~~147-02B~~
(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, we ALEX SCHAUFFERT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto HARDING PROPERTIES, LLC, 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:

A certain condominium located in Davidson County, Tennessee, being Unit Nos. A-102, A-104, A-105, A-110, A-111, A-112, A-114, A-116, A-118, B-104, B-112, B-116, B-117, C-101, C-102, C-103, C-109, C-111, C-113, D-115, E-104, F-106, F-115, F-117, F-118 and F-120, of Caldwell Court Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Caldwell Court Condominiums of record in Book 6188, Page 744, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on Exhibit A-2 to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Master Deed.

Being the same property conveyed to Alex Schauffert by Deed from Mohsen Sarfehjoo and wife, Janis C. Sarfehjoo of record in Instrument No. 20051021-0127473, Register's Office for Davidson County, Tennessee, dated October 13, 2005. (Units A-102, A-104, A-105, A-110, A-112, A-114, A-116, A-118, B-104, B-112, B-116, B-117, C-101, C-102, C-103, C-109, C-111, C-113, D-115, E-104, F-115, F-117 and F-120)

Being the same property conveyed to Alex Schauffert by Deed from John Thaxton Gleaves, III and Mary Frances Rudy of record in Instrument No. 20051027-0129826, Register's Office for Davidson County, Tennessee, dated October 21, 2005. (Units A-111 and F-118)

Being the same property conveyed to Alex Schauffert by Deed from M. Lee Mayo, Jr. and wife, Dianne S. Mayo of record in Instrument No. 20070302-0025932, Register's Office for Davidson County, Tennessee, dated February 8, 2007. (Unit No. F-106)

This conveyance is subject to A) 2012 property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 6188, page 744; Instrument Number 20070509-0055551, Inst. No. 20071011-0120947, Inst. No. 20080625-0065590, Inst. No. 20070103-0001049, Book 4895, page 829, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 550 Harding Place, A-102, A-104, A-105, A-110, A-1, Nashville, Tennessee 37211
(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 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 3RD day of October, 2012.

Alex Schauffert

STATE OF Tennessee
COUNTY OF Davidson

On this the 4th day of October, 2012, before me personally appeared Alex Schauffert to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of October, 2012.

See attached.
Notary Public

My Commission Expires:

(SEAL)

RETURN TO:
Homeland Title, LLC
1896 General George Patton I
Franklin, TN 37067
Phone: (615)599-9959

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Solano

On 10.03.2012 before me, Sherry Iacono, Notary Public,
(Here insert name and title of the officer)

personally appeared Alex Schauffert,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/she/~~they~~ executed the same in his/her/~~their~~ authorized capacity(ies), and that by his/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Sherry Iacono
Signature of Notary Public

(Notary Seal)

SHERRY IACONO
Commission # 1903935
Notary Public - California
Solano County
My Comm. Expires Oct 10, 2014

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

550 Harding Place
Nashville, TN 37211
(Title or description of attached document continued)

Number of Pages 2 Document Date 10/3/12

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- [x] Individual (s)
- [ ] Corporate Officer

(Title)

- [ ] Partner(s)
- [ ] Attorney-in-Fact
- [ ] Trustee(s)
- [ ] Other

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

Map & Parcel Numbers

147-02B-002.00CO (Unit A-1.2)

147-02B-004.00CO (Unit A-104)

147-02B-005.00 CO (Unit A-105)

147-02B-010.00CO (Unit A-110)

147-02B-011.00CO (Unit A-111)

147-02B-012.00CO (Unit A-112)

147-02B-014.00CO (Unit A-114)

147-02B-016.00CO (Unit A-116)

147-02B-018.00CO (Unit A-118)

147-02B-024.00CO (Unit B-104)

147-02B-032.00CO (Unit B-112)

147-02B-036.00CO (Unit B-116)

147-02B-037.00CO (Unit B-117)

147-02B-039.00CO (Unit C-101)

147-02B-040.00CO (Unit C-102)

147-02B-041.00CO (Unit C-103)

147-02B-047.00CO (Unit C-109)

147-02B-049.00CO (UnitC-111)

14702B-051.00CO (Unit C-113)

147-02B-077.00CO (Unit D-115)

147-02B-086.00CO (Unit E-104)

147-02B-108.00CO (Unit F-106)

147-02B-117.00CO (Unit F-115)

147-02B-119.00CO (Unit F-117)

147-02B-120.00CO (Unit F-118)

147-02B-122.00CO (Unit F-120)