THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1616 Westgate Circle, Ste 215** **Brentwood, TN 37027** **CRT File No. 12122739**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $370,000.00. Affiant Subscribed and sworn to before me, this 31st day of December, 2012. Notary Public My Commission Expires: _____

BILL GARRETT, Davidson County
Trans:T20130001571 DEEDWARR
Recvd: 01/07/13 13:19 2 pgs
Fees:13.00 Taxes:1369.00
20130107-0001932

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014

WARRANTY DEED

Address New Owner: Trust Development, LLC 411, 413, 415, 4 Monroe Street and 1234, 1236, 123 Nashville TN 37208	Send Tax Bills To: 1702 A 5th Ave N. Nashville, TN 37208	Tax Information: Tax Parcel ID No. 082-09-0-R-009.00CO 082-09-0-R-001.00 CO 082-09-0-R-002.00 CO 082-09-0-R-003.00 CO 082-09-0-R-004.00 CO 082-09-0-R-005.00 CO 082-09-0-R-006.00 CO 082-09-0-R-007.00 CO 082-09-0-R-008.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Germantown Partners, LLC,** a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Trust Development, LLC**, a Tennessee limited liability company ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8 and open spaces of Monroe, 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 Monroe of record in Instrument Number 20070117-0007050, 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 E 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 Germantown Partners, LLC, a Tennessee limited liability company by Deed from Metropolitan Development and Housing Agency of record at Instrument No. 10697, Register's Office for Davidson County, Tennessee, dated November 28, 1997 and recorded on November 25, 1997.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2013 a lien, not yet due and payable.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and

requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the 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 thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Monroe of record in Instrument Number 20070117-0007050, Register's Office for Davidson County, Tennessee.
Charter of Monroe Association, Inc. of record as Exhibit "B" to Master Deed for Monroe, recorded as Instrument No. 20070117-0007050, in the Register's Office for Davidson County, Tennessee.
By-Laws of Monroe Association, Inc. of record as Exhibit "C" to Master Deed for Monroe, recorded as Instrument No. 20070117-0007050, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Exhibit "E" to Master Deed for Monroe, recorded as Instrument No. 20070117-0007050, in the Register's Office for Davidson County, Tennessee., Register's Office of Davidson County, Tennessee.
Subject to all matters shown on the Plan of record as Instrument Number 20020108-0002614, Book 9700, page 489 and 20060918-0115493, Register's Office of Davidson County, Tennessee.
Stormwater Detention Agreement with Metro of record in Instrument Number 20050513-0054468, in the Register's Office for Davidson County, Tennessee.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 411, 413, 415, 417, 419, 419B Monroe Street and 1234, 1236, 1238 5th Ave., North, Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of December, 2012.

Germantown Partners, LLC by:
Andree LeQuire, Member

Germantown Partners,LLC by:
Scott Chambers, Member

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andree LeQuire and Scott Chambers, 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 Members of Germantown Partners, LLC,, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31st day of December, 2012

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MAY 18, 2014