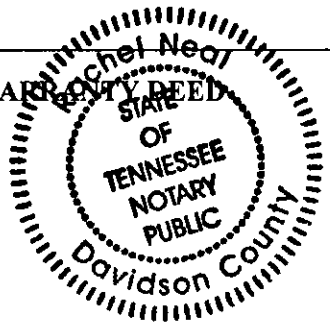
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $569,500.00.

Affiant

Subscribed and sworn to before me this 27 day of March, 2013

Notary Public
My Commission expires: 07/08/13
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Erik L. Gottfried	New Owner	118010S00100CO
917 Halcyon Avenue		
Nashville, TN 37204		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **GYJ VENTURES, LLC, a Delaware limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Erik L. Gottfried, unmarried**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Private Element Unit A of Halcyon Commons, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements) located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Halcyon Commons, a Townhouse Planned Unit Development of record in Instrument No. 20120507-0039464, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive Halcyon Commons, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said declaration appearing in Instrument No. 20120507-0039464, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated hereby reference and made a part of hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to GYJ VENTURES, LLC, from Taylor M. White, unmarried by Warranty Deed on April 27, 2012, of record in Instrument Number 20120502-0037672, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2013 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 332, Page 76, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20120507-0039454, Register's Office for Davidson County, Tennessee.

This is improved property known as: **917 Halcyon Avenue Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this March 27, 2013.

GYJ VENTURES, LLC, a Delaware limited liability company

By Howard J. Gilles, Authorized Agent

BILL GARRETT, Davidson County
Trans:T20130026394 DEEDWARR
Recvd: 04/02/13 10:11 2 pgs
Fees:13.00 Taxes:2107.15

20130402-0032176

STATE OF Minnesota

COUNTY OF Hennepin

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Howard J. Gilles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be The Authorized Agent of GYJ Ventures, LLC, the within named bargainor, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Authorized Agent.

WITNESS my hand and seal at office the day and year above written. (27th day of March, 2013)

Sharon M Page
NOTARY PUBLIC

My Commission Expires: 1/31/2018

SHARON M. PAGE
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2018