WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140002230 DEEDWARR
Recvd: 01/10/14 11:22 2 pgs
Fees:13.00 Taxes:2201.50
20140110-0002781

MST 2013-1189

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JAN, 2014

Notary Public

MY COMMISSION EXPIRES: 8/23/2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mitchell A. Evans and Kathryn E. Evans, husband and wife	Mitchell & Kathryn Evans	A portion of 118 06 0 003.00
(NAME)	(NAME)	
834 A Clayton Avenue	834A Clayton Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN37204	Nashville, TN 37204	
(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, **GYJ Ventures, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mitchell A. Evans and Kathryn E. Evans, 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:

The following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Private Element Unit A of Cottages at Clayton Avenue (a Horizontal Property Regime with Private Elements) located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Cottages of Clayton Avenue of record in Instrument No. 20130402-0031944, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictions, and conditions contained in said Declaration, the plat filed as Exhibit "D" to said declaration appearing in Instrument No. 20130402-0031944, and Bylaws appended thereto as Exhibit "B", 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 a portion of the property conveyed to GYJ Ventures LLC by Warranty Deed Clarence Marcus Benford etal of record in Instrument No. 20130326-0029680, said Register's Office, dated 03/22/2013.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded #20130402-0031944, RODC, TN, All matters appearing on the Plan of record as Exhibit "B" in Instrument No. 20130402-0031944, said Register's Office.

This property, known as 834 A Clayton Avenue, Nashville, TN 37204
(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/our hand(s) this 7 DAY OF January 2014.

GYJ Ventures, LLC, a Delaware limited liability company

By: Andrew S. Juang

Name: ANDREW S. JUANG

Title: PRESIDENT

STATE OF Minnesota

COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew S. Juang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal, this the 7th day of January, 2014.

Sharon M. Page
Notary Public

My Commission Expires: 1/31/2018

(SEAL)

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