WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140011559 DEEDWARR
Recvd: 02/19/14 09:52 2 pgs
Fees:13.00 Taxes:2319.90
20140219-0014108

MST 2013-1328

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $627,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2014

Notary Public

MY COMMISSION EXPIRES: 5-2-2017

(AFFIX SEAL)

Angela K. Robertson Notary Public State of Tennessee Williamson County

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
834 Clayton Ave, LLC	SAME	118/6/300
(NAME)	(NAME)	
1407 Sweetbriar Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **834 Clayton Ave, LLC, a Delaware limited liability company** 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 Williamson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Private Element Unit B 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 of 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 the same property conveyed to GYJ Ventures, LLC by warranty deed from Clarence Marcus Benford, Shawn M. Dromgoole, Sr., Jay Merrell, Meika McClendon and Justin Strachan, filed of record on March 26, 2013, in Instrument No. 20130326-0029680, Register's Office for Davidson County, Tennessee.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2014 tax a lien on 01/01/2014 but not yet due and payable. All matters as set forth on the plat of record in Exhibit "D", as Instrument No. 20130402-0031944, Register's Office for Williamson County, Tennessee. Restrictive covenants of record in Instrument No. 20130402-0031944, said Register's Office.

This property, known as 834 B 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 14 DAY OF February, 2014.

GYJ Ventures, LLC

BY: Grace Y Juang
Title: CFO

STATE OF Minnesota
COUNTY OF Hennepin

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Grace Y Juang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself/herself, CFO of GYJ Ventures, LLC, the within named bargainor, a limited liability company, and that Grace Y Juang, as CFO being authorized to do so, execute the foregoing instrument for the purposes therein contained, by signing the name of company, himself/herself, as CFO of said company.

Witness my hand and official seal, this the 14th day of February, 2014.

Notary Public

My Commission Expires: 1/31/2018

(SEAL)

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