THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $451,400.00. Affiant Subscribed and sworn to before me this 1st day of May, 2014. Notary Public My Commission Expires:

~~Record & Return To~~:
First Title & Escrow Co., Inc.
FTEC File No. 31705-03-2014

SELINA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON, TENN
My Comm. Expires May 5, 2015

BILL GARRETT, Davidson County
Trans:T20140031937 DEEDWARR
Recvd: 05/08/14 10:31 3 pgs
Fees:18.00 Taxes:1670.18

20140508-0039400

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Nickolas Sigler Rachel Donahue 1823 10th Avenue South Nashville, TN 37203	New Owner	Map and Parcel No.: 105090P00100CO

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, **ENNYX TN, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **NICKOLAS SIGLER and RACHEL DONAHUE** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

* husband and wife

This is improved property located at 1823 10th Avenue South, Nashville, Tennessee 37203.

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

And Grantor covenants 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 1st day of May, 2014.

ENNYX TN, LLC
a Tennessee limited liability company

By: _____
Ryan N. Stringfellow, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named RYAN N. STRINGFELLOW, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the SOLE MEMBER of ENNYX TN, 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 and official seal at office, this 1st day of May, 2014.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

_____
Notary Public
My Commission Expires:

Return To:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Unit No. A as shown on Exhibit B, of the Declaration of Covenants, Conditions and Restrictions for Homes at 10th Avenue South, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20131011-0106662, in said Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Ennyx TN, LLC, by Warranty Deed from Richard G. Watson, dated November 19, 2012 of record in Instrument No. 20121205-0111776, Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable. Map & Parcel 105090P00100CO.
2. Matters appearing on the plat recorded in Plat Book 57, page 147, Register's Office for Davidson County, Tennessee, including, but not limited to, any building setback lines and/or easements lying within the lot(s) described in Schedule "A".
3. Declaration of Covenants, Conditions and Restrictions, By-Laws & Attorneys Certificate for Homes at 10th Avenue South A horizontal Property Regime with Private Elements of record in Instrument No. 20131011-006662, Register's Office for Davidson County, Tennessee.