BILL GARRETT, Davidson County
Trans:T20140037181 DEEDWARR
Recvd: 05/28/14 14:48 3 pgs
Fees:18.00 Taxes:1801.53
20140528-0045857

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: $486,900.00. Affiant Subscribed and sworn to before me this 22nd day of May, 2014. Notary Public My Commission Expires:

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 6, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Daniel D. Krikorian Jonathan C. Rice 1000 West Grove Avenue Nashville, TN 37203	Provident Funding Associates 851 Traeger Ave. Suite 100 San Bruno, CA 94066	Map and Parcel No.: 105090P00200CO

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 **Daniel D. Krikorian, a single man, and Jonathan C. Rice, a single man,** (collectively, "Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1000 West Grove Avenue, 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 22nd 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 22nd 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:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Homes at 10th Avenue South, a horizontal property regime with private elements established by Declaration in Instrument No. 20131011-0106662, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon parts of Lot No. 15 on the Map of Jones and Dudley's Addition to Nashville as shown on plat of record in Plat Book 57, page 147, in the 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, filed for record on December 5, 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 105090P00200CO.
2. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Homes at 10th Avenue South, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20131011-0106662, Register's Office for Davidson County, Tennessee, and to which reference is hereby made as if copied verbatim.
3. All matters shown on the plan of record as Exhibit B of the Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20131011-0106662, Register's Office for Davidson County, Tennessee.
4. Restrictive covenants running with the land of the Nashville Housing Authority in the Edgehill Urban Renewal Project, of record in Book 4220, page 723, and Book 6236, page 263, Register's Office for Davidson County, Tennessee.
5. Joint Driveway Agreement and easement as set forth in Book 2808, page 194, Register's Office for Davidson County, Tennessee.
6. All matters on the plan of record in Book 4460, page 78, Register's Office for Davidson County, Tennessee.
7. Subject to the rights of others in and to the common areas.
8. Subject to the lien for special assessments contained in the aforementioned Declaration of Covenants, Conditions and Restrictions.