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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 13080149**<br><br>BILL GARRETT, Davidson County<br>Trans:T20140084492 DEEDWARR<br>Recvd: 11/07/14 15:29 2 pgs<br>Fees:13.00 Taxes:2046.16<br>20141107-0103288 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $553,016.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 30th day of October, 2014.<br><br>Notary Public<br>My Commission Expires: 02/26/17<br><br>NATHAN L. POWERS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY |

## WARRANTY DEED

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| Address New Owner:<br>Bryan Stunkel and Rosemary Stunkel<br>417 Monroe Street<br>Nashville TN 37208 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>082-09-0-R-005.00CO |

**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, **Trust Development, LLC, a Tennessee Limited Liability Company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Stunkel and Rosemary Stunkel, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 5 and open spaces of Luxus Germantown formerly known as Monroe, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Monroe of record in Instrument Number 20070117-0007050, as amended in Instrument No. 20130410-0035550 and further amended in Instrument No. 20130506-0045444, and further amended in Instrument No. 20140919-0086380 in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" to the Second Amendment to the Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit A-1 to said Master Deed.

Being a portion of the same property conveyed to Trust Development, LLC, a Tennessee limited liability company by deed from Germantown Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20130107-0001932, Register's Office for Davidson County, Tennessee, dated December 31, 2012 and recorded on January 07, 2013.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Subject to all matters shown on the Plan of record as Instrument Number 20020108-0002614, Book 9700, page 489 and 20060918-0115493, Register's Office of Davidson County, Tennessee.

The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Luxus Germantown (formerly "Monroe") of record in Instrument Number 20070117-0007050, with By-Laws appended thereto as Exhibit "C", and amended in Instrument No. 20130410-0035550 and in Instrument No. 20130506-0045444, and further amended in Instrument No. 20140919-0086380, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plat attached as Exhibit "A" to the Second Amendment to the Master Deed of record in Instrument No. 20130506-0045444, Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement with Metro of record in Instrument Number 20050513-0054468, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants or Stormwater Facilities and Systems of record in Instrument Number 20120207-0010885 and Instrument No. 20130904-0093008, in the Register's Office for DavidsonCounty, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 417 Monroe Street Unit 5 Nashville TN 37208

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

And Grantor covenants that 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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**, Grantor has executed this instrument on this 30th day of October, 2014.

Trust Development, LLC

BY: _____
James B Creason, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James B Creason, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Manager of Trust Development LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand, at office, this 30th day of October, 2014.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018