THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14112355**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $363,750.00. Affiant Subscribed and sworn to before me, this 21st day of November, 2014. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: 1616 Property, LLC 1707 Stokes Lane Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-16-0D-004.00 CO

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, **Clement Investments, LLC, an Alabama limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **1616 Property, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 4 of Belmont Lofts, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of Belmont Lofts, of record in Instrument No. 20051028-0130475, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto and depicted in Exhibit C; and more particularly described on the Plat which is also appended thereto and depicted in Exhibit D to said Master Deed, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed.

Being the same property conveyed to Clement Investments, LLC, an Alabama limited liability company by Warranty Deed from Belmont Lofts, LLC, a Tennessee limited liability company, recorded on the 19th day of March, 2007 in Instrument No. 20070319-0033046, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO'S PLAN, as recorded in Plat Book 421, Page(s) 34.

Charter recorded at Instrument No. 20051028-0130478.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or

BILL GARRETT, Davidson County
Trans:T20140089268 DEEDWARR
Recvd: 11/26/14 12:59 2 pgs
Fees:13.00 Taxes:1345.88
20141126-0109267

incorporated by reference into the Master Deed establishing BELMONT LOFTS Condominium of record in Instrument No. 20051028-0130475.

This is improved property located at 1616 Linden Ave. Nashville, TN 37212.

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 21st day of November, 2014.

Clement Investments, LLC, an Alabama limited liability company

By:_____
Robert J. Clement

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert J. Clement, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is authorized member of Clement Investments, LLC, an Alabama 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, at Office, this 21st day of November, 2014.

_____
Notary Public

My Commission Expires: _____

WILLIAM A. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018