THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 14112304**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00 Affiant Subscribed and sworn to before me, this 27th day of January, 2015. Notary Public My Commission Expires: 3/14/16

BILL GARRETT, Davidson County
Trans:T20150007140 DEEDWARR
Recvd: 01/29/15 09:57 2 pgs
Fees:13.00 Taxes:4255.00
20150129-0008414

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Hidden Valley Homes, LLC 698 Brass Lantern Pl Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082090X00100C0, 082090X00200C0, 082090X00300C0, 082090X00400C0, 082090X00500C0, 082090X00600C0, 082090X00700C0, 082090X00800C0, 082090X00900C0, 082090X01000C0

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 **Hidden Valley Homes, LLC, a Tennessee Limited Liability Company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Property situated in Davidson County, Tennessee:

Unit 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, as established in Declaration of Covenants, Conditions and Restrictions for Gramercy, a Horizontal Property Regime with Private Elements of record at Instrument No. 20141002-0091003, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to W. Todd Stutts and Samuel D. Nugent by Deed from John L. Connelly of record at Instrument No. 20050817-0097623, Register's Office for Davidson County, Tennessee, dated August 16, 2005 and recorded on August 17, 2005. (As to Lot 12)

Being the same property conveyed to W. Todd Stutts and Samuel D. Nugent by Deed from John L. Connelly of record at Instrument No. 20050817-0097620, Register's Office for Davidson County, Tennessee, dated August 16, 2005 and recorded on August 17, 2005. (As to Lots 13 and 14)

Being the same property conveyed to Trust Development, LLC, a Tennessee limited liability company by deed from W. Todd Stutts and Samuel D. Nugent of record in Instrument No. 20130228-0020091 Register's Office for Davidson County, Tennessee, dated February 26, 2013 and recorded on February 28, 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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141002-0091003, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 548, Page 467 and Book 1117, Page 324, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Property Modifications of record in Instrument Number 20080904-00090909, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 612 Monroe St 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 27th day of January, 2015.

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 27th day of January, 2015.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018