# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150010409 DEEDWARR
Recvd: 02/10/15 13:28 2 pgs
Fees:13.00 Taxes:2035.00
20150210-0012346

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00.

Affiant

Subscribed and sworn to me on February 6, 2015.

NOTARY PUBLIC

My Commission Expires:

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

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28175SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| 1204A Sigler, LLC<br>120 El Camino Drive, Suite 104<br>Beverly Hills, CA 90212 | 1204A Sigler, LLC<br>120 El Camino Drive, Suite 104<br>Beverly Hills, CA 90212 | 093-13-P-001CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Radnor Partners, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto 1204A Sigler, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** it's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit A of 1204 Sigler Street Townhomes, as established in Declaration of Covenants, Conditions and Restrictions for 1204 Sigler Street Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20140305-0018645, in the Register's Office of Davidson County, Tennessee with plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Radnor Partners, LLC, a Tennessee limited liability company, by Deed from Andreas Albert, a single person, dated September 27, 2013, filed for record on October 11, 2013, of record in Instrument No. 20131011-0106695, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Davidson County taxes which have been paid by the Grantor and prorated by the parties which have been prorated by the parties and assumed by the Grantee.
2. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for 1204 Sigler Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140305-0018645, Register's Office for Davidson County, Tennessee and to which reference is hereby made as if copied verbatim.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for 1204 Sigler Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140305-0018645, Register's Office for Davidson County, Tennessee and to which reference is hereby made as if copied verbatim.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as property located at 1204A Sigler Street, Nashville, TN 37203.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, it's heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTE, it's heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**WITNESS** my hand this 6th day of February, 2015.

**Radnor Partners, LLC**

**BY:** Wm F Snyder AS MEMBER RADNOR PARTNERS, LLC

**William F. Snyder**
**as Sole Member**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of Radnor Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand, at office, this 30th day of January, 2015.

Notary Public

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE