BILL GARRETT, Davidson County
Trans:T20150014896 DEEDWARR
Recvd: 03/02/15 10:21 2 pgs
Fees:13.00 Taxes:684.50

20150302-0017610

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is $185,000.00 (One Hundred Eighty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 25th day of February, 2015.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires OCT. 18, 2016

(NOTARY SEAL)

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
TGA Investments, LLC 178 2nd Avenue North, Unit 206 Nashville, TN 37201	TGA Investments, LLC 3205 Malborough Avenue Nashville, TN 37212	093024A20600CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DEBORAH LOTZ, TRUSTEE OF THE DEBORAH LOTZ TRUST DATED FEBRUARY 4, 2002**, HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **TGA INVESTMENTS, LLC**, HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Being Unit No. 206 together with the appurtenant interest in the common elements of The Quarters Condominiums, a horizontal property regime established by Master Deed recorded as Instrument Number 20050902-0106149, Register's Office for Davidson County, Tennessee, said Unit depicted on the Map of The Quarters Condominiums which is attached as Exhibit "D" to the Master Deed.

Being the same property conveyed to Deborah Lotz, Trustee of the Deborah Lotz Trust dated February 4, 2002, by Deed from Deborah Lotz, unmarried, of record in Instrument Number 20140220-0014721, Register's Office for Davidson County, Tennessee.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **178 2ND AVENUE NORTH, UNIT 206** **NASHVILLE,TN37201**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this 25th day of February, 2015

2.25.15

Deborah Lotz, Trustee of The Deborah Lotz Trust dated February 4, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 25th day of February, 2015, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Deborah Lotz, Trustee of The Deborah Lotz Trust dated February 4, 2002** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged herself as Trustee of The Deborah Lotz Trust dated February 4, 2002 and in her capacity as such Trustee, acknowledged that she executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 25th day of February, 2015.

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

Notary Public

Commission Expires: _____

LTSR Number:

GTE File: 201502