BILL GARRETT, Davidson County
Trans:T20150016826 DEEDWARR
Recvd: 03/09/15 13:24 2 pgs
Fees:13.00 Taxes:921.30
20150309-0019925

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1096

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Thomas Scherr 1501 F 9th Avenue Nashville, TN 37208	Mortgage Investors Group 8320 E. Walker Springs Ln. Ste 200 Knoxville, TN 37923	081-12-S-002.00CO

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is **$249,000.00**

Affiant

Subscribed and sworn to before me, this the 3rd day of March, 2015.

Notary Public

My Commission Expires: 2/24/18
(Affix Seal)

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **RWA/BVP Associates, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Thomas Scherr** ~~an unmarried man~~, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING certain units with private elements situated in Davidson County, Tennessee, and further known as Unit No. 2 of Buena Vista Place, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for Buena Vista Place, a horizontal property regime with private elements, of record in Instrument No. 20140328-0025728, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan of Buena Vista Place, a horizontal property regime with private elements, shown as Exhibit "B" to the aforementioned Declaration, for a more complete identification and placement of said Units.

Being a portion of the property conveyed to RWA/BVP Associates, LLC, a Tennessee limited liability company by Quitclaim Deed from Robert Pullen, dated March 26, 2014, recorded March 26, 2014, of record in Instrument No. 20140326-0024821, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1501-F 9th Avenue North, Nashville, TN 37208**

This conveyance is made subject to: (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters shown on the site plan Buena Vista Place, a horizontal property regime with private elements, shown as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for Buena Vista Place, a horizontal property regime with private elements, of record in Instrument No. 20140328-0025728, Register's Office for Davidson County, Tennessee. (4) All

matters shown on the Plan of record in Book 21, page 23, Register's Office for Davidson County, Tennessee. (5) Declaration of Protective Covenants, Conditions and Restrictions for Buena Vista Place, a horizontal property regime with private elements, of record in Instrument No. 20140328-0025728, Register's Office for Davidson County, Tennessee; and as provided in those By-Laws appended thereto; (6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems, of record in Instrument No. 20130904-0093086, Register's Office for Davidson County, Tennessee. (7) Agreement for Dedication of Easement for the purpose of Public Street Right-of-way, of record in Instrument No. 20140509-0040011 and in Instrument No. 20140509-0040012, Register's Office for Davidson County, Tennessee, and (8) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands on the **3rd** day of **March, 2015**.

RWA/BVP Associates, LLC

By: _____
Robert W. Pullen, Jr., Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Robert W. Pullen, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the **Member Manager** of **RWA/BVP Associates, LLC,** the within named bargainor, a limited liability company, and that he/she as such **Member Manager**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by him/herself as **Member Manager**.

Witness my hand and Official Seal this the **3rd** day of **March, 2015**.

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

Amanda Vaughn
Notary Public
My Commission Expires: 8/23/2016