(3)

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-12-2018

**THIS INSTRUMENT WAS PREPARED BY**
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| TA Properties, LLC | Same as new owner | A portion of 104-02-0-115.00 |
| (NAME) | (NAME) | |
| 4301 Parkview Circle | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37204 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND 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, We, **Michael Sullivan Builders, G.P., a Tennessee general partnership**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TA Properties, LLC, a Tennessee limited liability company**, 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 405 Avoca Street, Units 1 & 2, as shown on Exhibit B of the Declaration of Covenants, Conditions and Restrictions for The Centennial Lofts I, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150406-0029796, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Units.

Being a portion of the property conveyed to Michael Sullivan Builders, GP, a Tennessee general partnership, by Warranty Deed from Michael D. Shmerling Partners, G.P., a Tennessee general partnership, dated December 1, 2014, as of record in Instrument No. 20141205-0111827, Register's Office for Davidson County, Tennessee.

**This conveyance is subject to the following: Taxes for the year 2015, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters shown in the Declaration of Covenants, Conditions and Restrictions for The Centennial Lofts I, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150406-0029796; All matters appearing on the Map of record in Book 421, pages 82 and 83; Restrictions of record in Book 571, page 465; Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150317-0022733; all of record in the Register's Office for Davidson County, Tennessee.**

unimproved ☐

This is improved ☒ property, known as 405 Avoca St., Units 1 & 2, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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.

BILL GARRETT, Davidson County
Trans:T20150025131 DEEDWARR
Recvd: 04/06/15 14:11 2 pgs
Fees:13.00 Taxes:999.00
20150406-0029798

Witness my hand this 2nd day of April, 2015.

Michael Sullivan Builders, G.P.

By: _____
Michael T. Sullivan, its Authorized General Partner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Michael T. Sullivan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon this oath acknowledged himself to be the Authorized General Partner of Michael Sullivan Builders, G.P., the within named bargainor, and that he as such Authorized General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Michael Sullivan Builders, G.P., by Michael T. Sullivan, as such Authorized General Partner.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of April, 2015.

_____
Notary Public

My Commission Expires:

