WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150041955 DEEDWARR
Recvd: 05/29/15 15:39 2 pgs
Fees:13.00 Taxes:2645.50
20150529-0049913

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $715,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26TH DAY OF MAY, 2015.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Timothy Allen Rybacki and Tarala Rybacki	F+M BANK	131 12 0K 001.00
(NAME)	(NAME)	
1115 A Biltmore Drive	10 CADILLAC DR. #100	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Seven Hundred Fifteen Thousand And No/100 Dollars ($715,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Josh Farro and Jenna Farro, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Timothy Allen Rybacki and Tarala Rybacki, husband and wife**, 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:

Land in Davidson County, Tennessee, being Unit A of Biltmore IV Townhomes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Biltmore IV Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20081231- 0123776, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Biltmore IV Townhomes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20081231-0123776, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Gew Limited Liability Company, a Tennessee limited liability company by Warranty Deed from Charles M. Stevens, Executor of The Estate of Margaret Craig Stevens, Charles M. Stevens and Barry C. Stevens, dated June 20, 2008 and recorded June 23, 2008 as Instrument No. 20080623-0064274, in said Register's Office for Davidson County, Tennessee. Being the

same property conveyed to General Bates Limited Liability Company, a Tennessee limited liability company by Quitclaim Deed from Gew Limited Liability Company, a Tennessee limited liability company, dated December 30, 2011 and recorded December 30, 2011 as Instrument No. 20111230- 0102355, in said Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Josh Farro and Jenna Farro, husband and wife by Warranty Deed from General Bates, Limited Liability Company, dated May 21, 2013 and recorded May 24, 2013 as Instrument No. 20130524-0052883, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1115 A Biltmore Drive, Nashville, TN 37204

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, has 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.

Witness our hands this 26th day of May, 2015.

Josh Farro

Jenna Farro

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Josh Farro and Jenna Farro, husband and wife, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of May, 2015.

Notary Public

My Commission Expires: 3/6/18

DAWN D. CHASE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File Number: FRN-151997