THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 15054119** BILL GARRETT, Davidson County Trans:T20150047587 DEEDWARR Recvd: 06/16/15 08:45 2 pgs Fees:13.00 Taxes:1535.00 20150616-0056939	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $414,865.00. Affiant Subscribed and sworn to before me this 12th day of June, 2015. Notary Public My Commission Expires: 02/26/17 NATHAN L. POWERS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Derek J Heiar 1038 B Scovel St Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08116024800

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Trust Development, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Derek J Heiar, an unmarried man,** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 1038B as shown on Plat attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for 1038 Scovel Street Brownstones, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140318-0022278, in the Register's Office for Davidson County, Tennessee, which Plan reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Trust Development LLC, a Tennessee limited liability company by Quitclaim Deed from Jim Creason, unmarried, recorded as Instrument No. 20140314-0021385, in the Register's Office for Davidson County, Tennessee, dated March 13, 2014 and recorded March 14, 2014.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the Plan of record attached as Exhibit A to the Declaration of Covenants, Conditions and Restrictions for 1038 Scovel Street Brownstones of record as Instrument Number 20140318-0022278, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of

record in Instrument Number 20140318-0022278, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

By-Laws of 1038 Scovel Street Brownstones of record as Exhibit A of in Instrument Number 20140318-0022278, in the Register's Office for Davidson County, Tennessee.

Charter of 1038 Scovel Street Brownstones, Inc. of record in Instrument Number 20140318-0022279, in the Register's Office for DavidsonCounty, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1038 B Scovel St Nashville TN 37208

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of June, 2015.

Trust Development, LLC

BY: _____
James B Creason, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James B Creason, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Manager of Trust Development LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand, at office, this 12th day of June, 2015.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018