THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 BILL GARRETT, Davidson County Trans:T20150050707 DEEDWARR Recvd: 06/24/15 15:43 2 pgs Fees:13.00 Taxes:2035.00 20150624-0060773	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF JUNE, 2015. Notary Public MY COMMISSION EXPIRES: 8-20-17 (AFFIX SEAL) DANA M. MEADOWS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chile Burrito Real Estate, LLC	New Owner	093061F10100CO
162 Fourth Ave Ste. 101		
Nashville TN 37219		
(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, **Ambrose Associates, a Tennessee general partnership,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Chile Burrito Real Estate, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Units CU-101, together with the appurtenant interest in the common elements of Ambrose Condominium, a horizontal property regime established by Master Deed of record in Instrument No. 20051013-0123722, as amended in Instrument No. 20060302-0024168, Instrument No. 20061030-0134166, Instrument No. 20080507-0047250, Instrument No. 20131104-0114343, and in Instrument No. 20140530-0046585, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as "Attachment 3" to the aforementioned Third Amendment to Master Deed of record in Instrument No. 20080507-0047250, Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to Ambrose Associates, a Tennessee general partnership by deed from Metropolitan Development and Housing Agency of record in Instrument No. 20051013-0123721 Register's Office for Davidson County, Tennessee, dated October 10, 2005 and recorded on October 13, 2005.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **Unit No. CU-101, 162 Fourth Avenue North, Nashville, TN 37219.**

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, its successors and assigns forever; and GRANTOR does covenant with the said GRANTEE that it is 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 itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 its hand this the 22nd day of June, 2015.

Ambrose Associates
BY: CWG, LLC, Managing Partner

By: _____
Chris Grear, Its Chief Manger

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the state and county aforesaid, personally appeared Chris Grear, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Manager of CWG, LLC, Managing Partner of Ambrose Associates, the within named bargainor, a Tennessee general partnership, and that he as such Chief Manager of the Managing Partner executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as Chief Manager of CWG, LLC, Managing Partner.

Witness my hand and official seal this 22nd day of June, 2015.

_____
Notary Public

My Commission Expires: March 8, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE