THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074775**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $127,500.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2015. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans: T20150062679 DEEDWARR
Recvd: 07/30/15 11:45 2 pgs
Fees: 13.00 Taxes: 471.75
20150730-0075214

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: 3J Properties, LLC 4124 Crestridge Drive Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-2-A-14.00 CO

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, **University Heights Realty, Inc** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **3J Properties, LLC, a Tennessee limited liability company**, ("Grantees"), its 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 14 on the Plan of Acklen Place Condominiums of record in Plat Book 5200, Page 503, Register's Office for said County, to which plan reference is made for a more complete description, a horizontal property regime established by Master Deed of record in Book 6045, Page 173, as amended in Book 11237, Page 290, said Register's Office.

Being the same property conveyed to University Heights Realty, Inc. by Warranty Deed from Madhavi Venkatesan Seyrafi and husband, Shebly Seyrafi, recorded on the 21st day of March, 2003 in Instrument No. 20030321-0037669, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ACKLEN PLACE CONDOMINIUMS, as recorded in Plat Book 5200, Page(s) 503.

Terms and provisions of by-Laws recorded in Book 6045, Page 202 and Book 7011, Page 177.

Charter of Homeowners Association recorded in Book 6053, Page 803.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing ACKLEN PLACE

CONDOMINIUMS of record in Book 6045, Page 173, as amended by instrument(s) of record in Book 11237, Page 290.

This is improved property located at 201 ACKLEN PARK DR #14 Nashville, TN 37203-1128.

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 28th day of July, 2015.

University Heights Realty, Inc

By:_____
Steven Powers, Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Steven Powers, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Director of University Heights Realty, Inc. the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 29th day of July 2015.

_____
Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018