BILL GARRETT, Davidson County
Trans:T20150077617 DEEDWARR
Recvd: 09/11/15 14:59 5 pgs
Fees:28.00 Taxes:2250.13
20150911-0092645

This Instrument Prepared By:
David L. Kleinfelter
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Six10 Merritt LLC 2206 21st Ave. S, Suite 200 Nashville, Tennessee 37212	Six10 Merritt LLC 2206 21st Ave. S, Suite 200 Nashville, Tennessee 37212	105071A00200CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Six Hundred Eight Thousand One Hundred Forty-Four and 00/100 Dollars ($608,144.00).

MLJ
Affiant

SUBSCRIBED AND SWORN TO before me, this the 10th day of September, 2015.

Notary Public
My Commission Expires:

DAVID B. GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
January 9, 2016

For and in the consideration of the sum of Six Hundred Eight Thousand One Hundred Forty-Four and 00/100 Dollars ($608,144.00), the receipt and sufficiency of which are hereby acknowledged, SIXTEN LAND GROUP LLC, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto SIX10 MERRITT LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property being .84 acres, more or less, located at 610 Merritt Ave., Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

To have and to hold the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 10th day of September, 2015.

SIXTEN LAND GROUP LLC, a
Tennessee limited liability company

By: VILLAGE PEOPLE, L.L.C., a Tennessee limited liability company, its Manager

By: _____
Mark Deutschmann, its Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared Mark Deutschmann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Village People, L.L.C., a Tennessee limited liability company, the Manager of SixTen Land Group LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company in its capacity as Manager of SixTen Land Group LLC, and on its behalf, by himself as Chief Manager of the Village People, L.L.C.

Witness my hand and seal at Office in Nashville, Tennessee, the 10th day of September, 2015.

_____
Notary Public

My Commission expires: _____

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
January 9, 2016

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Unit #2, together with the appurtenant interest in the common elements and limited common elements of The Finery Master Condominiums, a horizontal property regime established by the Declaration for The Finery Master Condominium of record in Instrument No. 20150807-0079087, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Overall Development of the Finery Master Condominium Exhibit attached as an Exhibit to the aforementioned Declaration.

Being part of the same property conveyed to SixTen Land Group LLC by deed from Arden Bowman, Jr., a married man, and Mark Bowman, Sr., a single man, as of record in General Warranty Deed recorded in Instrument No. 20140820-0075565 and Quitclaim Deed recorded in Instrument No. 20140820-0075566, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Encumbrances

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. Easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Declaration for The Finery Master Condominium establishing a Horizontal Property Regime of The Finery of record in Instrument No. 2150807-0079087, Register's Office for Davidson County, Tennessee

3. Easements within or pertaining to Alley 186 that have been retained by the Metropolitan Government of Nashville and Davidson County, its agents, servants and/or contractors and utility companies operating under franchise from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances and the doing of any and all things necessary and incidental thereto, as set out in the aforesaid Order No. 77-786 amending the Official Street and Alley Acceptance and Maintenance Map.

4. All matters shown on that ALTA/ACSM Land Title Six10 Merritt Condominium Unit #2 of The Finery Master Condominiums A Horizontal Property Regime survey prepared by J. Alan Cummings, TN RLS No. 2351, Crawford & Cummings, P.C., 1929 21ST Avenue South, Nashville, TN 37212, (615) 292-2661, Job No. 13-084, dated September 10, 2015.