(2)

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150081430 DEEDWARR
Recvd: 09/24/15 12:21 3 pgs
Fees:18.00 Taxes:8140.00
20150924-0097242

THOMAS SIDWELL K. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF SEPTEMBER, 2015

Notary Public

MY COMMISSION EXPIRES: 11/17/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Gramercy Germantown, LLC, a Georgia limited liability company	Gramercy Germantown, LLC, a Georgia limited liability company	see attached exhibit A
(NAME)	(NAME)	
500 M Amsterdam Ave., NE	500 M Amsterdam Ave., NE	
(ADDRESS)	(ADDRESS)	
Atlanta, GA 30306	Atlanta, GA 30306	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **HV Urban, Partnership,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Gramercy Germantown, LLC, a Georgia limited liability company,** 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 Units Nos. 1 , 2, 3, 4, 5, 6, 7, 8, 9, 10 and all areas designated as Common Area or Limited Common Area on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141002-0091003, in the Register's Office of Davidson, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hidden Valley Homes, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Trust Development, LLC, a Tennessee Limited Liability Company, recorded on January 29, 2015, of record in Instrument No. 20150129-0008414, Register's Office for Davidson County, Tennessee. Being the same property further conveyed to HV Urban, Partnership, by Quitclaim Deed from Hidden Valley Homes, LLC, recorded on 9-24-2015, of record in Instrument No. 20150924-0097241, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) Declaration of Covenants, Conditions, Bylaws and Restrictions of record in Instrument No. 20141002-0091003, said Register's Office. (3) Subject to all matters appearing on the Plan of record in exhibit "b" of Instrument No. 20141002-0091003, may also be subject to all matters appearing on the Plan of record in Book, 21, Page 105, said Register's Office. (4) Restrictive covenants contained in an instrument of record in Book 548, Page 467 and Book 1117, Page 324, said Register's Office. (5) Charter of record in Instrument No. 20141002-0091002, said Register's Office. (6) Property Modifications of record in Instrument No. 20080904-0090909, said Register's Office. (7) Declaration of Restriction and Covenant for Stormwater Facilities and Systems of record in Instrument No. 20141218-0115765, said Register's Office.

unimproved ☑

This is improved ☐ property, known as 612 Monroe Street, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, have 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 my/our hands this 14th day of September, 2015.

HV URBAN, PARTNERSHIP

Trina Spangler, Sole Member of
Hidden Valley Homes, LLC, Partner

John MacCauley III, Sole Member of
When, LLC, Partner

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Trina Spangler with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be Sole Member of Hidden Valley Homes, LLC a partner of HV Urban, Partnership and that she as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by herself as Sole Member.

WITNESS my hand and seal this ~~14th~~ day of September, 2015.

Notary Public ~~J. Trent Lehman~~ Whitney Lehman
My Commission Expires: ~~November 13, 2017~~ 3/14/16

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, John MacCauley, III, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Sole Member of When, LLC a partner of HV Urban, Partnership and that he as such Sole Member executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Sole Member.

WITNESS my hand and seal this 14th day of September, 2015

Notary Public ~~J. Trent Lehman~~ Whitney Lehman
My Commission Expires: ~~November 13, 2017~~ 3/14/16

WHITNEY LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

Map and Parcel Numbers:

Unit 1: 082090X001.00

Unit 2: 082090X002.00

Unit 3: 082090X003.00

Unit 4: 082090X004.00

Unit 5: 082090X005.00

Unit 6: 082090X006.00

Unit 7: 082090X007.00

Unit 8: 082090X008.00

Unit 9: 082090X009.00

Unit 10: 082090X010.00

Common Area: 082090X900.00