WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150085466 DEEDWARR
Recvd: 10/07/15 10:22 2 pgs
Fees:13.00 Taxes:4810.00
20151007-0102206

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of October, 2015

Notary Public

MY COMMISSION EXPIRES: 4/19/17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY Return To:
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Heldi Adelien	Heldi Adelien	95-109
(NAME)	(NAME)	
2540 Perimeter Place Dr.	1413 Station Four Lane	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20151972

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, I/we, **Century Capital Investors N, L.P., a Tennessee limited partnership**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Heldi Adelien**, hereinafter called the GRANTEE, 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 Lot No. 1 on the Final Plat of Century Capital, of record in Instrument No. 20141219-0116185, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Century Capital Investors N, L.P., a Tennessee limited partnership by deed from Century Capital Investors, Inc., a Tennessee corporation, dated December 28, 1994, of record in Book 9558, page 887, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument 20141219-0116185, Register's Office for said County; (b) Declaration of Covenants, Conditions and Restrictions for Century City of record in Book 6504, page 723, amended in Book 8048, page 30, Register's Office for Davidson County, Tennessee; (c) Dedication of Common Area to Century City Owners Association of record in Book 9620, page 926, Register's Office for Davidson County, Tennessee; (d) Easements to the Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage, of record in Book 6335, page 718; (Book 4322, page 473, exceptions to easement of record in Book 6764, page 105); Book 8131, page 937; Book 8131, page 941; Book 8528, page 926; and Book 8425, page 392, Register's Office for Davidson County, Tennessee; (e) Easement for Sign of record in Book 9620, page 928, Register's Office for Davidson County, Tennessee; (f) Easement for Transmission Lines of record in Book 1291, page 291; Book 3435, page 235; and Book 7309, page 342, Register's Office for Davidson County, Tennessee; (g) Memorandum of Agreement recorded in Book 5979, page 992, Register's Office for Davidson County, Tennessee; and (h) Agreement of record in Book 7056, page 688, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2540 Perimeter Place Dr., Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 5th day of October, 2015

Century Capital Investors N, L.P.
By: Miss-Georgia Corporation, General Partner

BY: _____
William C. Lehr, Senior Vice President and
Chief Financial Officer

STATE OF Mississippi)
County OF Rankin)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William C. Lehr, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Senior Vice President and Chief Financial Officer of 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 5th of October, 2015.

Shellie M. Watson
Notary Public

My Commission Expires:

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 33891
SHELLIE M. WATSON
Commission Expires
Dec. 16, 2015
RANKIN COUNTY