THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15105515**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Affiant Subscribed and sworn to before me, this 28th day of October, 2015. Notary Public My Commission Expires:

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

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20150092721 DEEDWARR
Recvd: 10/30/15 14:27 2 pgs
Fees:13.00 Taxes:5180.00
20151030-0110757

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
1105, LLC Series I DBA 16th Ave 1111 16th Ave S., Suite 300 NASHVILLE, TN 37212	New Owner	Tax Parcel ID No. 104-4-C-1.00 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, **Wayne B. Daniel and Gary R. Belz** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **1105, LLC Series I DBA 16th Ave**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit Nos. 1-4 on the Plan of 1105 and 1107 16th Avenue, South, Office Condominiums, as shown on plat of record in Book 6250, Page 348, which is also known as Lot Nos. 10 and 11 on the plan of the subdivision of Lot 16 in O.B. Hayes Large Lots of record in Book 161, Page 86, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Wayne B. Daniel, married, and Gary R. Belz, married by Warranty Deed from Theodore W. Hacker, unmarried, and A&S Properties, a Tennessee General Partnership, recorded on the 9th day of July, 2001 in Instrument No. 20010709-0072698 and re-recorded in Instrument No. 20010814-0087710, in the Register's Office of Davidson County, Tennessee.

Subject property is not marital residence of the Grantors.

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 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of O.B. HAYES PLAN, as recorded in Plat Book 161, Page(s) 8 and 1105 AND 1107, 16TH AVENUE SOUTH OFFICE CONDOMINIUMS recorded in Plat Book 6250, Page 348.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1105 AND 1107 16TH AVENUE SOUTH of record in Book 6507, Page 476.

Easement for Drainage, recorded in Book 5325, Page 575 and Book 5325, Page 577.

Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

This is improved property located at 1105 16TH AVE S UNITS 1-4 Nashville, TN 37212.

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 October, 2015.

Wayne B. Daniel

Gary R. Belz

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wayne B. Daniel and Gary R. Belz, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of October, 2015.

Notary Public

My Commission Expires:

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