BILL GARRETT, Davidson County
Trans:T20150100277 DEEDWARR
Recvd: 11/25/15 09:20 2 pgs
Fees:13.00 Taxes:2404.63

20151125-0119657

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 20th day of November, 2015, by and between Hart-Love Enterprises, LLC, a Tennessee Limited Liability Company and, RxR, LLC, a Georgia Limited Liability Company, party of the first part, and Brian Newman, an unmarried man , party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit "A" Homes at 1613 5th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 1613 5th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No 20150302-0018091 and Amended at Instrument No. 20151125-0119656, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 1613 5th Avenue North, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150302-0018091, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part thereof the same as though copied herein for a more complete identification and description of said unit.

Being all or part of the same property conveyed to Hart-Love Enterprises, LLC and RxR, LLC by virtue of that certain Quit Claim Deed dated July 14, 2015, at Instrument No. 20150714-0068709 and Warranty Deed at Instrument No. 20150317-0022874 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No 20150302-0018091 amended at Instrument No. 20151125-0119656; 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 GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Hart-Love Enterprises, LLC
By: Tarrick Love, Member

RxR, LLC
By: Walter Keith Ridley, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Tarrick Love, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **Hart-Love Enterprises, LLC** the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as **Hart-Love Enterprises, LLC**.

WITNESS my hand and official seal at office this 20th day of November, 2015.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of said County and State, personally appeared Walter Keith Ridley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **RxR, LLC** the within named bargainer, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the bargainer by himself as **RxR, LLC**.

WITNESS my hand and official seal at office this 20th day of November, 2015.

Memorie White
Notary Public

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7.3.17

Property Owner & Address: Brian Newman

1709B 5th Avenue North
Nashville, TN 37208

Tax Parcel No 082050S00100CO

Property Address: 1613A 5th Avenue N
Nashville, TN 37208

MAIL TAX
BILLS TO: Brian Newman
1709 B 5th Ave. North
Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $649,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mallorie Reasy
AFFIANT

SUBSCRIBED AND SWORN TO before me this 20th day of November, 2015.

Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

My Commission Expires:_____