WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107941 DEEDWARR
Recvd: 12/22/15 10:23 2 pgs
Fees:13.00 Taxes:1748.25
20151222-0128515

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $472,500.00.

Affiant

Subscribed and sworn to me on December 18, 2015.

NOTARY PUBLIC

My Commission Expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29003SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Samuel D. Nugent and W. Todd Stutts P.O. Box 281195 Nashville, TN 37228	Samuel D. Nugent and W. Todd Stutts P.O. Box 281195 Nashville, TN 37228	105-6-E-002CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, New, LLC, a Tennessee limited liability company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Samuel D. Nugent and W. Todd Stutts, both unmarried, as Tenants in Common with the Right of Survivorship, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Townhome Unit B, as established by the Declaration of Covenants, Conditions and Restrictions for New Alloway Townhomes, a Horizontal Property Regime with Private Elements, and as on Exhibit "B" thereto, of record as Instrument No. 20140806-0070603, in the Register's Office for Davidson County, Tennessee; as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for Alloway Street Townohomes, a Horizontal Property Regime with Private Elements, as shown as on Exhibit "A" thereto, of record as Instrument No. 20151209-0124097, in the Register's Office for Davidson County, Tennessee.

Being part of the same property being conveyed to New LLC, a Tennessee limited liability company, by Deed from Alloway Street Partners, LLC, a Tennessee limited liability company, dated May 29, 2014, filed for record on May 29, 2014, in Instrument No. 20140529-0046109, in the Register's Office for Davidson County, Tennessee.

Also being part of the same property conveyed to Alloway Street Partners, LLC, a Tennessee limited liability company, by Deed from Freddie Robichaux and Sharon L. Robichaux, husband and wife, of record in Instrument No. 20140425-0035151, Register's Office for Davidson County, Tennessee, dated April 23, 2014, and recorded on April 25, 2014.

The conveyance of the above-described parcel of land is subject to the following:

1. 2015 Davidson County Taxes which have been prorated by the parties and paid by Grantor; 2016 and subsequent taxes are assumed by the Grantees.

2. Matters shown on plan of record as Exhibit "B" in Instrument No. 20140806-0070603, Register's Office for Davidson County, Tennessee.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for New Alloway Townhomes, a Horizontal Property Regime with Private Elements, together with the By-Laws, set forth as Exhibit "C" , therein and to which reference is hereby made as if copied verbatim.
4. First Amendment to Declaration of Covenants, Conditions and Restrictions for New Alloway Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151209-0124097, in the Register's Office for Davidson County, Tennessee.
5. Subject to the rights of others in and to the common areas.
6. Subject to the lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.
7. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 759B Alloway Street, Nashville, TN 37203.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 hand this 18th day of December, 2015.

New, LLC, a Tennessee limited liability company
BY: _____ MEMBER
William Francis Snyder
as Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William Francis Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of New, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand, at office, ~~on December~~ 18, 2015.

NOTARY PUBLIC _____

My Commission Expires: 7/3/2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE