WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-HH-15-801-43

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hillview Heights GP	New Owner	
(NAME)	(NAME)	**105140I04300CO**
1906 Seminole Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **TYLER JOSEPH CHILDS AND LAUREN CHILDS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **HILLVIEW HEIGHTS GP,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 43, STUDIO 1 LOFTS CONDOMINIUM, as established under Declaration of record in Instrument No. 20140715-0062248, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tyler Joseph Childs and Lauren Childs, husband and wife by Warranty Deed from Studio 1 Nashville Apartments, LLC, recorded on the 22nd day of August, 2014 in Instrument No. 20140822-0076689, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20140715-0062248, Register's Office for Davidson County, Tennessee.
- Charter of Homeowners Association recorded at Instrument No. 20140715-0062247,Register's Office for Davidson County, Tennessee
- Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4166, Page 14, Register's Office for Davidson County, Tennessee
- Terms and provisions of Lease from Edwin B. Raskin Company to Web Service Company, Inc. recorded in Book 9188, Page 666, Register's Office for Davidson County, Tennessee.
- Terms and provisions of Lease from Studio, LLC d/b/a Studio Apartments, to Web Service Company recorded in Book 10983, Page 783,Register's Office for Davidson County, Tennessee.
- Terms and provisions of Lease referenced to in that Memorandum of Lease from Studio, LLC to Web Service Company, Inc. recorded as Instrument No. 20030812-0114736,Register's Office for Davidson County, Tennesse.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **801 Hillview Heights #43 a/k/a 803 Hillview Heights #204, Nashville, Tennessee 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150109104 DEEDWARR
Recvd: 12/28/15 13:04 2 pgs
Fees:13.00 Taxes:440.30
20151228-0130020

Witness my/our hand(s) this the 15th DAY OF DECEMBER, 2015.

Tyler Joseph Childs by John Gleaves, attorney-in-fact

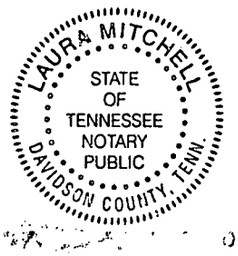
Lauren Childs by John Gleaves, attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TYLER JOSEPH CHILDS AND LAUREN CHILDS, and who acknowledged he/she/they executed the same as the free act and deed of the said TYLER JOSEPH CHILDS AND LAUREN CHILDS.

Witness my hand and official seal, this the 15th of December, 2015.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212