THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15126146** BILL GARRETT, Davidson County Trans:T20150110191 DEEDWARR Recvd: 12/30/15 15:17 2 pgs Fees:13.00 Taxes:5124.50 20151230-0131280	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,385,000.00. Brenda Hamburg Affiant Subscribed and sworn to before me, this 29th day of December, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Brenda Hamburg 3630 Estes Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116080200200CO

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, **Music City Investments, LLC., formerly known as Investment Properties, LLC., pursuant to an Amendment to the Articles filed with the Tennessee secretary of state on September 19, 2014**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brenda Hamburg, married** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit B of Lot No. 5 on The Townhomes of Bell Estates, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bell Estates of record in Instrument No. 20140709-0060417, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by General Warranty Deed from Land Development.com, Inc., a Tennessee corporation to Investment Properties, LLC, a Tennessee limited liability company as recorded on the 11th day of August, 2014 in Instrument No. 20140811-0071935; Warranty Deed from Margery D. Bell, as to a 50% interest, and Richard E. Cohen, Trustee of the Bell Family Trust, as to a 50% interest to Land Development.com, Inc., a Tennessee corporation as recorded on the 8th day of March, 2013 in Instrument No. 20130308-0023448 and part of Warranty Deed from Margery D. Bell, unmarried to Land Development.com, Inc., a Tennessee corporation as recorded on the 8th day of March, 2013 in Instrument No. 20130308-0023449, in the Register's Office of Davidson County, Tennessee.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Subject to matters on plan recorded in Plat Book 547, Page 47 and Plat Book 4885, Page 17, said Register's Office.

Subject to all matters on Plan recorded at Instrument No. 20140204-0009899 and Surveyor's Certificate of Correction in Instrument No. 20140206-0010652, said Register's Office.

Subject to all matters on Plan recorded at Instrument No. 20140708-0060023, said Register's Office.

Charter of Bell Estates Homeowners Association, Inc. recorded at Instrument No. 20140130-0008537, said Register's Office.

Charter of The Townhomes of Bell Estates, Inc. recorded at Instrument No. 20140514-0041254, said Register's Office.

Declaration of Covenants Conditions and Restrictions for Bell Estates recorded at Instrument No. 20140130-0008538, as amended in Instrument No. 20140224-0015757, said Register's Office. Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bell Estates recorded at Instrument No. 20140709-0060417, Register's Office.

Easement to Metropolitan Government of Nashville and Davidson County recorded at Instrument No. 20000224-0018061, said Register's Office.

Easement for sewer for benefit of Lot 2 retained in Deed recorded in Book 4900, Page 873 and Instrument No. 20130308-0023448, said Register's Office.

Storm Water Detention Agreement recorded at Instrument No. 20131022-0109958, said Register's Office.

This is improved property located at 3630 Estes Road Nashville TN 37215

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 29th day of December, 2015.

Music City Investments, LLC.

By: _____
Kevin Hyneman, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kevin Hyneman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the manager or other officer authorized to execute the instrument) of Music City Investments, LLC., a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 29th day of December, 2015.

_____
Notary Public

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

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018