WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $480,000.00.

Affiant

Subscribed and sworn to me on December 18, 2015.

NOTARY PUBLIC

My Commission Expires:

LAURA JANE SHOUN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28995SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Satish Voona 761B Alloway Street Nashville, TN 37203	SATISH VOONA 349 SHADOW CREEK DR. BRENTWOOD, TN 37027	105-6-D-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, Alloway Street Partners, LLC, a Tennessee limited liability company, hereinafter called **"GRANTOR,"** have bargained and sold, and by these presents does transfer and convey unto Satish Voona, a married man, hereinafter called **"GRANTEE,"** his 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 Alloway Street Townhomes, a Horizontal Property Regime with Private Elements, and as on Exhibit "B" thereto, of record as Instrument No. 20140806-0070604, 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. 2015209-124098, in the Register's Office for Davidson County, Tennessee

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, dated April 23, 2014, filed for record on April 25, 2014, in Instrument No. 20140425-0035151, in the Register's Office for Davidson County, Tennessee.

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 Grantee.
2. Matters shown on plan of record as exhibit "B" in Instrument No. 20140806-0070604, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans: T20160005025 DEEDWARR
Recvd: 01/20/16 09:03 2 pgs
Fees: 13.00 Taxes: 1776.00
20160120-0005499

3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for Alloway Street Townhomes, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20140806-0070604, in the Register's Office for Davidson County, Tennessee, and to which reference is hereby made as if copied verbatim.
4. First Amendment to Declaration of Covenants, Conditions and Restrictions for Alloway Street Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20151209-0124098, 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 761B 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 GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE 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 GRANTOR does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Alloway Street Partners, LLC

BY: _____ MEMBER
William F. Snyder, Member

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. 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 Alloway Street, Partners, LLC, 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