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BILL GARRETT, Davidson County
Trans: T20160007194 DEEDWARR
Recvd: 01/27/16 14:43 2 pgs
Fees: 13.00 Taxes: 1350.13
20160127-0007969

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 21st day of January 2016 by and between Arthur Avenue LLC, a Tennessee Limited Liability Company, party of the first part, and Al L. Gregory and spouse, Matthew T. Sturgill, 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 situated in Davidson County, Tennessee, Unit B, as established in Declaration of Covenants, Conditions and Restrictions for The Arthur Avenue Townhomes, A Horizontal Property Regime with Private Elements of record at Instrument No 20141009-0093852 and amended at Instrument No. 20141015-0095266 in the Register's Office for Davidson County, Tennessee with Plat attached at "Exhibit B" for a more particular description of said property.

Being part of property conveyed to Arthur Ave, LLC by virtue of Quit Claim Deed dated October 8, 2014 at Instrument No. 20141015-0095264, Quit Claim Deed at Instrument No. 20151208-0123586, and Quit Claim Deed at Instrument No. 20160120-0005812 in said Register's Office, 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), 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, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions of record at Instrument No 20141009-0093852 and amended at Instrument No. 20141015-0095266 in said Register's Office, Tennessee; 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.

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.

Arthur Avenue LLC
By: Robert Hudson, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of January 2016 before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Robert Hudson with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Member of **Arthur Avenue LLC**, the within named bargainor, a Limited Liability Company, and that he as such Member being authorized so to do, 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 and official seal at office this 21st day of January 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Al L. Gregory and Matthew T. Sturgill

1536 Arthur Avenue, Nashville, TN 37208

Tax Parcel No 081-12-0U 002.00

Property Address: 1536 Arthur Ave
Nashville, TN 37208

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

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 $364,900.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 25 day of January, 2016

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY