BILL GARRETT, Davidson County
Trans:T20160015897 DEEDWARR
Recvd: 02/26/16 11:42 2 pgs
Fees:13.00 Taxes:941.65
20160226-0018427

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16026637

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $254,500.00.

Affiant

Subscribed and sworn to before me, this 24th day of February, 2016.

Notary Public
My Commission Expires: _____

TARA JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Elizabeth L. Petruska 1106 Stratford Ave #1 Nashville TN 37216	New Owner	Tax Parcel ID No. 061-15-0A-001.00-CO

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, **Stratford Avenue Partners, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth L. Petruska, an unmarried woman**, ("Grantee"), her 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 No. 1, Homes at Stratford Avenue, Inc., a Horizontal Property Regime With Private Elements, as shown on the site plan attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for Homes at Stratford Avenue, Inc., a Horizontal Property Regime with Private Elements, of record in Instrument Number 20141008-0093302, as amended in Instrument No. 20160111-0002766, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Stratford Avenue Partners, a Tennessee General Partnership by Warranty Deed from Hybrid Phoenix Holdings, LLC, of record in Instrument No. 20140912-0083700, Register's Office for Davidson County, Tennessee, dated September 10, 2014 and recorded on September 12, 2014.

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.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 332, Page 101, revised in Plat Book 421, Page 137 and Instrument No. 20100708-0053551, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions for Homes at Stratford Avenue, Inc., a Horizontal Property Regime With Private Elements with By-Laws appended thereto, of record in Instrument Number 20141008-0093302, as amended in Instrument No. 20160111-0002766, Register's Office for Davidson County, Tennessee, but omitting any covenant,

condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement for Sanitary Sewer/Storm Drainage of record in Book 4044, Page 705, in the Register's Office for Davidson County, Tennessee.

Easement for Public Utilities of record in Instrument Number 20130924-0100281, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20130924-0100298, in the Register's Office for DavidsonCounty, Tennessee.

Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1106 Stratford Ave #1 Nashville TN 37216

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 24th day of February, 2016.

Stratford Avenue Partners, a Tennessee General Partnership

BY: _____
Tony Harris, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tony Harris, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Authorized Partner of Stratford Avenue Partners, a Tennessee General Partnership, and that he as such Authorized Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Partner.

Witness my hand, at office, this 24th day of February, 2016.

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018