WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/06/16 08:51 2 pgs
Fees:13.00 Taxes:2216.57
20160506-0044877

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER ~~IS~~ GREATER IS, $599,073.00.

Affiant

Subscribed and sworn to before me this 4th day of May, 2016

Notary Public

My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Ghost Investment, Inc. ~~2000 W Loop S, Suite 1040~~ 3009 Post Oak, Ste 1200 Houston, TX ~~77027~~ 77056	SAME	118-02-1B-001.00CO

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **DEVELIN, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Ghost Investments, a Texas corporation**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. A as shown on Exhibit "B" of Dewees Estates, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument Number 20150416-0033960, as amended in Instrument Number 20150430-0038720, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to DEVELIN, LLC, from GARAFOLA PROPERTIES, LLC by Warranty Deed on April 14, 2015, of record in Instrument Number 20150416-0033961, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan as shown as an Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20150416-0033960, as amended in Instrument No. 20150430-0038720, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description, Register's Office for Davidson County, Tennessee.
- Charter of Dewees Estates Homeowner's Association, Inc., of record in Instrument No. 20150416-0033960, as amended in Instrument No. 20150430-0038720, Register's Office for Davidson County, Tennessee.

This is improved property known as: **839 - A Dewees Avenue, Nashville, TN 37204**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 4, 2016.

DEVELIN, LLC, a Tennessee limited liability company

By Steven Hoke, CEO

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Steven Hoke with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of Develin, LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

My Commission Expires: 8/5/18

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-19

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.