This instrument prepared by & return to:

Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/18/16 12:38 3 pgs
Fees:18.00 Taxes:2405.00
20160518-0049645

# WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of May, 2016, by and between Hart-Love Enterprises, LLC, a Tennessee Limited Liability Company, and RXR, LLC, a Georgia, Limited Liability Company,, party of the first part, and Myles Kelly and Elaine Kelly, husband and wife, 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 in Davidson County, Tennessee, being Unit "B" Homes at 1613 5th Avenue North, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants Conditions and Restrictions for Homes at 1613 5th Avenue North, a Horizontal Property Regime with Private Elements, of record in Instrument No 20150302-0018091, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Homes at 1613 5th Avenue North, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150302-0018091, and Bylaws appended thereto as Exhibit "C", and Amendment at Instrument No. 20151125-0119656 said Register's Office, are incorporated hereby reference and made a part thereof the same as though copied herein for a more complete identification and description of said

Being all or part of the same property conveyed to Hart-Love Enterprises, LLC and R & R, LLC by virtue of that certain Quit Claim Deed dated July 14, 2015, at Instrument No. 20150714-0068709, Deed of Correction at Instrument No. 20160429-0041936 and Warranty Deed at Instrument No. 20150317-0022874 in in the Register's Office of Davidson County, 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 at Instrument No 20150302-0018091 and amended at 20151125-0119656 in said Regsiter'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.

Hart-Love Enterprises, LLC
By: Tarrick Love, Member

RXR, LLC
By Keith Ridley, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Tarrick Love, 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 Member, of Hart-Love Enterprises, LLC the within named bargainor, a Tennessee LLC, and that he as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

WITNESS my hand and official seal at office this 16th day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Keith Ridley, 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 Member of RXR, LLC, the within named bargainor, a Georgia LLC, and that she as such Member executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Member.

WITNESS my hand and official seal at office this 16th day of May, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Myles Kelly and Elaine Kelly
2028 Kingspointe Dr
Chesterfield, MO 63005

Tax Parcel No 082050S00200CO

Property Address: 1613 B 5th Ave N
Nashville, TN 37208

MAIL TAX
BILLS TO: owner at owners address

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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 $650,000.00 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 16th day of May, 2016.

Notary Public

My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019