THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16047256**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me, this 12th day of May, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160042134 DEEDWARR
Recvd: 05/19/16 11:08 2 pgs
Fees:13.00 Taxes:647.50
20160519-0050225

WARRANTY DEED

Address New Owner: FTB Property, LLC 255 Clinton St Brooklyn, NY 11201	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-11-0A-072.00-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, **Jonna Wall, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **FTB Property, LLC, a Maine Limited Liability Company** ("Grantee"), its 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 Lot(s) 72 , as shown on the map entitled Huntington Ridge Townhouse Condominiums, of record in Plat Book 4675, page 9 and revised in Plat Book 9700, page 846, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JONNA WALL, by deed from JAMES R. MANFRED and JENNIFER MANFRED, husband and wife, of record in Instrument No. 20150106-0001106, dated December 19, 2014, said Register's Office.

Aaron Jeffrey Wall joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 161-11-0A-072.00-CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 4675, page 9 and revised in Book 9700, page 846, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4729, page 687, amended in Book 4889, page 905, said Register's Office.

Storm Water Detention Agreement of record in Book 9775, page 308, said Register's Office.

This is improved property located at 424 Huntington Ridge Drive Nashville TN 37211

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 12th day of May, 2016.

Jonna Wall

Aaron Jeffrey Wall by Jonna Wall his ~~Attorney in~~ Fact
Aaron Jeffrey Wall by Jonna Wall, his ~~Attorney in~~ Fact
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonna Wall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Aaron Jeffrey Wall, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of May, 2016.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018