WARRANTY DEED

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

J-PJ-16-412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,535.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anne Marie Starr and Marc Starr	**Lolita Hamilton**	
(NAME) **3415 West End Avenue Unit 412**	(NAME) **4535 Harding Pike, Suite 309**	**104-06-0A-036.00-CO**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Nashville, TN 37205**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PVL LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANNE MARIE STARR AND HUSBAND, MARC STARR,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being Unit 412, Continental Condominiums of record in Plat Book 5200, Page 399 though 401, inclusive, as amended in Book 6135, Page 788, Book 6435, Page 549; and Book 6900, Page 43 said Register's Office to which plan reference is hereby made for a more complete legal descriptions.

Being the same property conveyed to PVL Limited Partnership by Warranty deed from David Paul Properties, LLC of record in Instrument No. 20050713-0081263 Register's Office for Davidson County, Tennessee, dated June 22, 2005 and recorded on July 13, 2005.

This conveyance is subject to:

- Taxes for the year 2016.
- All matters shown on the Plan of record in Plat Book 5200, Page 399, as amended in Book 6135, page 788 and Book 6435, Page 549.
- Master Deed establishing a Horizontal Property Regime of Continental Condominiums of record in Book 5862, Page 589, amended in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137.
- By-Laws for Continental Homeowners' Association of record in Book 5862, Page 626.
- Charter for Continental Homeowners' Association of record in Book 5864, Page 834.
- Resolution of record in Book 7461, Page 217 and Instrument No. 20051024-0128399 and Resolution of Board Directors recorded in Instrument No. 20160108-0001989.
- Permanent overhang easement for the construction and maintenance of an Electrical power transmission line of record in Book 4825, Page 592.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3415 West End Avenue Unit 412 , Nashville, Tennessee 37203**.

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, unless otherwise herein set out; 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. 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.

BILL GARRETT, Davidson County
Trans:T20160043918 DEEDWARR
Recvd: 05/25/16 10:30 2 pgs
Fees:13.00 Taxes:849.28
20160525-0052475

Witness my/our hand(s) this the 26th DAY OF MAY, 2016.

PVL Limited Partnership

BY: Carlos M. Lopez Revocable Family Trust

Its: General Partner

By: Carlos M. Lopez, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carlos M. Lopez, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she is the Trustee of the Carlos M. Lopez Revocable Family Trust, in its capacity as the general partner of PVL Limited Partnership, the maker, that he/she is authorized by the maker to execute the within instrument on behalf of the maker, for the purposes therein contained.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

LYR 3-6-18