WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160051436 DEEDWARR
Recvd: 06/17/16 09:55 2 pgs
Fees:13.00 Taxes:1183.63
20160617-0061498

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $319,900.00.

Affiant

Subscribed and sworn to me on June 14, 2016.

NOTARY PUBLIC

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29455SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
CHAD CEPEDA 1302 63rd Avenue North Nashville, TN 37209	new owner	091-01-0E-002.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grant Ventures, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Chad Cepeda, an unmarried man, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee Being Unit B, as established in Declaration of Covenants, Conditions and Restrictions for 6218 Louisiana Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150615-0056420 and amended in Instrument No. 20150908-0090785, in the Register s Office of Davidson, Tennessee with Plat attached as Exhibit B to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion the same property conveyed to Grant Ventures, LLC, a Tennessee Limited Liability Company, by deed from Debra A. Vanatta and husband, Eric Vanatta, of record in Instrument No. 20150422-0035997, dated April 20, 2015, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County and Nashville City taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record in Book 161, page 75, said Register's Office.
3. Declaration of Covenants, Conditions and Restrictions for 6218 Louisiana Homes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150615-0056420 and amended in Instrument No. 2015008-0080785, said Register's Office.

4. Notice of Completion of record in Instrument No. 20160601-0055166, said Register's Office.
5. Warranty Deed of record in Book 10005, page 779, dated April 1, 1996, said Register's Office.

This property is also known as improved property located at 1302 63rd Avenue North, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

WITNESS my/our hand(s) this 14 day of June, 2016.

Grant Ventures, LLC, a Tennessee Limited Liability Company

BY: Louise Grant

Louise Grant, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Louise Grant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager (or other officer authorized to execute the instrument) of Grant Ventures, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Chief Manager.

Witness my hand and official seal on June 14, 2016.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017