THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1426

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
CRE Properties 1035 Brittany Park Drive Antioch, TN 37013	New Owner	161-13-0-C-011.00 CO

BILL GARRETT, Davidson County
Trans:T20160056596 DEEDWARR
Recvd: 07/01/16 14:32 2 pgs
Fees:13.00 Taxes:2837.90
20160701-0067938

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $767,000.00

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **Julie-Karel Elkin,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CRE Properties, a Tennessee general partnership,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 6, WILLIAMS PLACE BUSINESS CONDOMINIUMS, as shown of record in Exhibit "B1" of Instrument No. 20101109-0090029, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Julie-Karel Elkin by Special Warranty Deed from 5714 Edmondson Investors, LLC, a Tennessee limited liability company, recorded on the 17th day of September, 2014 in Instrument No. 20140917-0085212, in the Register's Office of Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statue.

This is improved property located at: **5714C Edmondson Pike, Nashville, TN 37211**

This conveyance is made subject to (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters shown on the plat recorded in Plat Book 11700, Page(s) 1 and Exhibit "B1" of Instrument No. 20101109-0090029, Register's Office for Davidson County, Tennessee. (4) Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument Nos. 20101109-0090029, 20140211-0012026, 20140917-0085213, 20140917-0085214 and 20150106-0001425, Register's Office for Davidson County, Tennessee. (5) Easement for Reciprocal Easement, recorded in Book 11443, Page 152, Register's Office for Davidson County, Tennessee. (6) Easement for Wireless Communications, recorded in Instrument No. 20011103-10084693, Register's Office for Davidson County, Tennessee. (7) Easement for Party Wall, recorded in Book 212, Page 183, , Register's Office for Davidson County, Tennessee. (8) Easement recorded in Book 10924, Page 189, Register's Office for Davidson County, Tennessee. (9) Parking License Agreement recorded at

Instrument No. 20140917-0085215, Register's Office for Davidson County, Tennessee. (10) Signage License Agreement recorded at Instrument No. 20140917-0085216, Register's Office for Davidson County, Tennessee. (10) Stormwater Detention Agreement recorded at Instrument No. 20010117-0004856, Register's Office for Davidson County, Tennessee. (11) ASG of Delarant Rights recorded at Instrument No. 20140915-0084318, , Register's Office for Davidson County, Tennessee. (12) Conveyance to State of Tennessee recorded in Book 7859, Page 364, Register's Office for Davidson County, Tennessee, and (14) other matters of public record.

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 we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 30th day of June, **2016.**

GRANTOR(S)

Julie-Karel Elkin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Julie-Karel Elkin** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the 30th day of June, **2016.**

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017