WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIAN D. MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

B-KW-16-555-T

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)
Matthew Sugalski and Tracy McMahon	**New owner**	
(NAME)	(NAME)	**093-06-1C-119.00-CO**
3925 SW Dosch Rd.		
(ADDRESS)	(ADDRESS)	
Portland, OR 97239		
(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, **CORTIA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MATTHEW SUGALSKI, UNMARRIED, AND TRACY MCMAHON, UNMARRIED, AS TENANTS IN COMMON,** 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:

Real property in Davidson County, Tennessee, being Unit No. RU-2205, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument Number 20050405-0037081, as amended and restated by Amended and Restated Master Deed, of record in Instrument Number 20050527-0060253, and further amended in Instrument No. 20090320-0025437 and Instrument No. 20120820-0074399, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being the same property conveyed to Elie Korban by Warranty deed from Shelley D. Hargis, married of record in Instrument No. 20151222-0128528 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 22, 2015. And further being the same property conveyed to Cortia Holdings, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Elie Korban of record in Instrument No. 20160201-0009116 Register's Office for Davidson County, Tennessee, dated January 29, 2016 and recorded on February 01, 2016.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 8250, Page 512, in the Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Cumberland Penthouses, a Condominium with By-Laws appended thereto, of record in Instrument Number 20050405-0037081, as amended and restated in Instrument No. 20050527-0060253, and further amended in Instrument No. 20090320-0025437 and Instrument No. 20120820-0074399, Register's Office for Davidson County, Tennessee.
- Charter for Cumberland Penthouses, LLC of record in Instrument Number 20050110-0003751 and Corrected in Instrument No. 20050330-0034732, in the Register's Office for Davidson County Tennessee.
- Restrictions, building lines and easements for Capitol Mall Redevelopment Project of record in Book 7423, Page 374, amended in Book 8421, page 587, Book 9208, page 613, Book 10512, page 464 and Instrument No. 20020626-0076795 and Instrument No. 20050124-0008719, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **555 Church Street #2205 , Nashville, Tennessee 37219**.

BILL GARRETT, Davidson County
Trans:T20160064395 DEEDWARR
Recvd: 07/27/16 08:41 2 pgs
Fees:13.00 Taxes:1369.00
20160727-0077050

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.

Witness my/our hand(s) this the 21st DAY OF JULY, 2016.

Cortia Holdings, LLC, a Tennessee Limited Liability Company

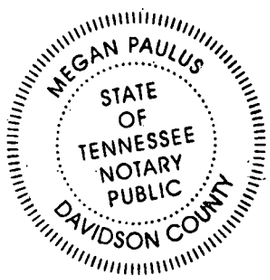
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of CORTIA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 21st of July, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)



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