WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160065352 DEEDWARR
Recvd: 07/29/16 11:27 2 pgs
Fees:13.00 Taxes:1220.63

20160729-0078353

O-JPS-16-2621A-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $329,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/2019 (AFFIX SEAL)

WILLIAM E. GRONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-19

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)
John P. Casper Family Partnership	**New Owner**	072-15-0Q-001.00-CO
(NAME) **1010 Racquet Club Drive**	(NAME)	
(ADDRESS) **Auburn, CA 95603-3060**	(ADDRESS)	
(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, **CHRIS THOMAS HOMES, 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 **JOHN P. CASPER FAMILY PARTNERSHIP,** 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, Unit No. A on the Plan of Pennington Homes, a Horizontal Property Regime With Private Elements of record in Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150716-00069670, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Chris Thomas Homes, LLC by Warranty deed from Cornerstone Investments, Inc. of record in Instrument No. 20150409-0031455 Register's Office for Davidson County, Tennessee, dated March 24, 2015 and recorded on April 9, 2015.

This conveyance is subject to:
- Taxes for the year 2016, a lien not yet due and payable;
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150716-0069670, Register's Office for Davidson County, Tennessee;
- Charter of record in Instrument Number 20150716-0069669, in the Register's Office for Davidson County, Tennessee;
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 98, Register's Office for Davidson County, Tennessee;
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel;
- Subject to rights of others in and to the common areas and/or elements;
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2621 A Pennington Avenue , Nashville, Tennessee 37216**.

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 26th DAY OF JULY, 2016.

Chris Thomas Homes, LLC

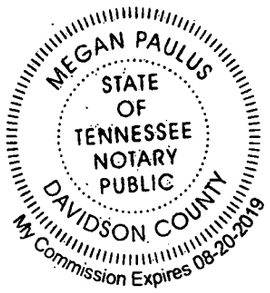
BY: _____
Chris Thomas
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHRIS THOMAS, 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 SOLE MEMBER of CHRIS THOMAS HOMES, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th of July, 2016.

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



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