THIS INSTRUMENT PREPARED BY:
Richard A. Northcutt, Attorney
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for the transfer is $1,030,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2016.

Notary Public
My Commission Expires: 8/23/16

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER:
1020 Thompson Place Holdings, LLC
2964 Peachtree Road N.W., Ste 360
Atlanta, GA 30305

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NO.:
MAP #10713013400

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Carter Series, LLC-Crestridge Series, a designated series of Carter Series, LLC, a Tennessee Limited Liability Company, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto 1020 Thompson Place Holdings, LLC, a Georgia limited liability company, 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:

A tract of land in the Thirteenth Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an P.K. Nail (new) in the southerly margin of Thompson Place, a 50 foot right of way said P.K. Nail being located, a northeast corner of the Watervliet Shores Associates property, also known as Terrace Hills Apartments and lying in the west margin of a 2S'x240' easement for a private road lying on the property described herein and recorded in Deed Book 3035, page 55, Register's Office for Davidson County, Tennessee and also being the northwest property corner of the property herein described; thence with the southerly margin of Thompson Place, North 82 degrees 28' 4" East, passing through a point in the east margin of said 25'x 240' easement at 25 feet, for a total distance of 194.63 feet to an iron pipe (old); said pipe being the northwest property corner of Crestview, Ltd., also known as Crestview Apartments, of record in Deed Book 6194, page 922, Register's Office for Davidson County, Tennessee; thence leaving said Thompson Place with the west property line of said Crestview, Ltd., South 08 degrees 41' 46" East 174.79 feet to a P.K. Nail (new) said P.K. Nail being on a northerly line of said Watervliet Shores Associates of record in Instrument No. 199912280307567, Register's Office for Davidson County, Tennessee; thence with the north line of said Watervliet Shores Associates, South 81 degrees 34' 54" West passing through a point in the east margin of said 25'x 240' easement at 170.00 feet, for a total distance of 194.39 feet to a P.K. nail (new); said P.K. Nail being in the west margin of said easement; thence North 08 degrees 45' 36" West 177.84 feet to the Point of Beginning, according to a survey update performed by Ragan-Smith Associates, Inc., dated April 21, 2000 and revised on June 19, 2000.

Being the same property conveyed to Carter Series, LLC-Crestridge Series, a designated series of Carter Series, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Scott A. Carter of record in Instrument 20151026-0108599, said Register's Office, dated October 16, 2015. See also deed of record in Instrument 20130701-0067456, said Register's Office, dated June 28, 2013.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) Easement for private road of record in Book 3035, Page 55, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20160068123 DEEDWARR
Recvd: 08/08/16 09:21 2 pgs
Fees:13.00 Taxes:3811.00
20160808-0081876

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

This is ( ) Unimproved, (X) Improved Property known as: 1010 Thompson Place – Nashville, TN 37217.

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. 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 our hands this 1st day of August, 2016.

GRANTORS
Carter Series, LLC-Crestridge Series,
a designated series of Carter Series, LLC,
a Tennessee Limited Liability Company

By: Scott Carter
Scott Carter, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Scott Carter with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Member of Carter Series, LLC-Crestridge Series, a designated series of Carter Series, LLC, a Tennessee Limited Liability Company, the within named bargainer, and that he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of August, 2016.

My Commission Expires: 8/23/16

Notary Public

