THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 16078332**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $730,000.00. Affiant Subscribed and sworn to before me, this 4th day of August, 2016. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20160068914 DEEDWARR
Recvd: 08/09/16 13:16 2 pgs
Fees:13.00 Taxes:2701.00
20160809-0082814

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Christopher John Knisley 700 12th Avenue South Nashville TN 37203	New Owner	Tax Parcel ID No. 093-13-0D-092.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Harrell Ventures, LLC, a Texas Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Christopher John Knisley and Julie J. Knisley, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. R - 1006, on the Horizontal Property Regime for Terrazzo, A Condominium, as recorded in the Master Deed of record in Instrument No. 20081223-0122167, amended in Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to HARRELL VENTURES, LLC, A TEXAS LIMITED LIABILITY COMPANY, by deed from CJUF II TERRAZZO LLC, A DELAWARE LIMITED LIABILITY COMPANY, of record in Instrument No. 20100122-0005681, dated January 19, 2010 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2016 and subsequent years for Map-Par. 093-13-0D-092.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Master Deed of record in Instrument No. 20081223-0122167, Instrument No. 20090213-0012915, Instrument No. 20090316-0023301, Instrument No. 20090325-0026808, Instrument No. 20090827-0080784 and Instrument No. 20121017-0095418, said Register's Office.

Easements retained in Ordinance No. 72-317 of record in Book 4643, page 498, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers , Storm Drainage , Water Mains, Pumps and Appurtenances, of record in Instrument No. 20060615-0071498, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20060615-0071504, said Register's Office.

This is improved property located at 700 12th Avenue South Nashville TN 37203

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of August, 2016.

Harrell Ventures, LLC

By: Kate Rosenthal, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Harrell Ventures, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 4th day of August, 2016.

Notary Public

My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018