THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16057677**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 19th day of August, 2016. Notary Public My Commission Expires: 10/18/16

BILL GARRETT, Davidson County
Trans: T20160073699 DEEDWARR
Recvd: 08/24/16 08:54 2 pgs
Fees: 13.00 Taxes: 1202.50
20160824-0088367

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Gregory W. Dawson 716 Strickland Dr Nashville TN 37206-4228	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082150A71600CO

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, **CPE Partnership, a Tennessee general Partnership**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gregory W. Dawson, a single man**("Grantees"), its 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 716, 5TH AND MAIN Condominiums, as established under Master Deed of record in Instrument No. 20060630-0078751, amended at Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036972, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032 and 20140804-0069914, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to CPE Partnership, a Tennessee general partnership by Special Warranty Deed from VTH 5th and Main, LLC, a Delaware limited liability company, recorded on the 15th day of December, 2011 in Instrument No. 20111215-0097472, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, Conditions and Restrictions as set out in Deed recorded in Instrument No. 20060630-0078750.

Charter of Homeowners Association recorded at Instrument Nos. 20060626-0076032 and 20060803-0094877.

Easement Agreement as set forth in instrument recorded in Instrument No. 20150129-0008490. Grant of Utility Line Easement as set forth in instrument recorded in Instrument No. 20150130-0008966.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 5TH AND MAIN CONDOMINIUM of record in Instrument No. 20060630-0078751, as amended by instrument(s) of record in Instrument Nos. 20070104-0001656, 20070424-0048607, 20080411-0036927, 20080512-0048553, 20081120-0114262, 20110921-0073283, 20111129-0092827, 20120409-0030284, 20120820-0074741, 20121017-0095419, 20130911-0096032 and 20140804-0069914; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon. Restrictive Covenants for East Bank Redevelopment District recorded in Book 10078, Page 364, Book 10169, Page 1 and Book 11625, Page 241.

Storm Water Detention Agreement recorded at Instrument No. 20050623-0072082.

This is improved property located at 716 Strickland Dr Nashville TN 37206-4228

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 19th day of August, 2016.

CPE Partnership, a Tennessee General Partnership
By: Corner Partnership, LLC, its' Managing Partner

By: Laurence M. Papel, Authorized Representative

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Laurence M. Papel, 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 Authorized Representative(or other officer authorized to execute the instrument) of Corner Partnership, LLC, a Tennessee Limited Liability Company and Managing Partner of CPE Partnership, a Tennessee General Partnership 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 and official seal, at office in Nashville, Tennessee, this 19th day of August, 2016.

Tamy Rhoades
Notary Public

My Commission expires: August 20, 2019

TAMMY RHOADES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY