BILL GARRETT, Davidson County
Trans:T20160074079 DEEDWARR
Recvd: 08/24/16 15:43 2 pgs
Fees:13.00 Taxes:1479.63
20160824-0088800

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $399,900.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of August, 2016.

Notary Public

My commission expires: 8-20-19

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
L5 Investments IV, LLC	New Owner	
20451 Cara Avenue		105-01-0B-201.00-CO
Cassopolis, MI 49031		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VICTOR C. BARTLEY, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L5 INVESTMENTS IV, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain condominium located in Davidson County, Tennessee, being Unit No. 201 of Ten Ten on the Row, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Ten Ten on the Row of record in Instrument Number 20071023-0125441, amended in Instrument No. 20090224-0015964, Instrument No. 20090507-0041965, Instrument No. 20090929-0090277 and Instrument No. 20120905-0080264 , in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Victor Bartley by Special Warranty deed from Haury and Smith Contractors, Inc., a Tennessee corporation of record in Instrument No. 20140709-0060526 Register's Office for Davidson County, Tennessee, dated June 30, 2014 and recorded on July 09, 2014.

Being the same property conveyed to Sixty Four Investments, LLC by Quitclaim deed from Victor Bartley, a single man of record in Instrument No. 20150401-0028064 Register's Office for Davidson County, Tennessee, dated March 30, 2015 and recorded on April 01, 2015.

Being the same property conveyed to Victor C. Bartley by Quitclaim deed from Sixty Four Investments, LLC of record in Instrument No. 20150901-0088831 Register's Office for Davidson County, Tennessee, dated August 20, 2015 and recorded on September 01, 2015.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1010 16th Avenue South #201, Nashville, TN 37212.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 23rd day of August, 2016.

Victor C. Bartley by Elaine Powell
Attorney in Fact

Victor C. Bartley by Elaine Powell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of August, 2016, before me personally appeared Elaine Powell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Victor C. Bartley, as attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Victor C. Bartley.

Witness my hand and seal this 23rd day of August, 2016.

J. Brandon Miller

Notary Public

My Commission Expires: 7-2-2018

