WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160074764 DEEDWARR
Recvd: 08/26/16 13:18 2 pgs
Fees:13.00 Taxes:1524.40
20160826-0089648

MST 2016-1241 (Seller)

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $412,000.00

Affiant

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

William C. Andrews
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

WILLIAM J. CHRISTOPHER ANDREWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cory Nowakowski	New Owner	105 09 0W 006.00
(NAME)	(NAME)	
1021 Wedgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **GYJ Ventures, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cory Nowakowski, a single man,** 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:

Land in Davidson County, Tennessee, being Unit No. 6 of the Plan of The Row at Waverly Place, a Planned Unit Development, as shown on Exhibit "C" of The Row at Waverly Place, of record in Instrument No. 20141023-0097778 as amended in Instrument No. 20160218-0015586, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to GYJ Ventures, LLC, a Delaware limited liability cmpany by Special Warranty Deed of Wedgewood Towers, L.P., a Tennessee limited partnership of record in Instrument No. 20140328-0025773, said Register's Office.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, 2016 tax a lien on 01/01/2016 but not yet due and payable. All matters appearing on the Plan of record in Book 4660, page 13 and Book 4460, page 166, said Register's Office. Subject to matters appearing on survey prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated June 3, 2013 Easement(s) in Book 4486, page 982; Book 4612, page 226; Book 4643, page 504 and Book 4659, page 13, said Register's Office. Grant of Easement to Comcast of Nashville I, LLC of record in Instrument No. 20130709-0070569, said Register's Office. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20140714-0061612, said Register's Office. Subject to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated and is subject to the By-Laws and Charter for the administration thereof, and is 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; and also including, without limitations, all conditions, covenants, restrictions and options, burdens, Assessments and other undertakings contained in the Master Deed of record in Instrument Number 20141023-0097778 and as modified in Instrument

No. 20160218-0015586, Register's Office for Davidson County, Tennessee. Also incorporated herein is the By-Laws appended therein.

This property, known as 1021 Wedgewood Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 25 DAY OF August, 2016.

GYJ Ventures, LLC

BY: Andrew S. Juang

Andrew S. Juang, as its President

STATE OF Minnesota

COUNTY OF Hennepin

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Andrew S. Juang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself as President of GYJ Ventures, LLC, the within named bargainor, a Delaware limited liability company, and that Andrew S. Juang, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company himself as President of said limited liability company.

Witness my hand and official seal, this the 25 day of August, 2016.

Ronald R. Swengel
Notary Public

My Commission Expires: 1-31-18

(SEAL)

RONALD R. SWENGEL
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2018