WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160075367 DEEDWARR
Recvd: 08/29/16 15:27 2 pgs
Fees:13.00 Taxes:2515.63
20160829-0090384

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $679,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 8-11-2017

(AFFIX SEAL)

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 8-11-2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Krista G. Ritter	New Owner	
(NAME)	(NAME)	
1923 Kimbark Drive		131-022-I/001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **NASHVILLE NOW INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KRISTA G. RITTER,** a single woman 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 1 of 51 Colonial Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 51 Colonial Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151026-0108371, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 51 Colonial Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151026-0108371, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion the same property conveyed by Special Warranty Deed from HTC Partners, a Tennessee General Partnership, 1919 Kimbark Family Investments, LLC, a Tennessee Limited Liability Company, HTC VII Partners, a Tennessee General Partnership and Hickman Ventures, a Tennessee General Partnership to Nashville Now Investments, LLC, a Tennessee Limited Liability Company as recorded on the 26th day of October, 2015 in Instrument No. 20151026-0108368 and a portion of the Quitclaim Deed from Nashville Now Investments LLC, a Tennessee Limited Liability Company to Nashville Now Investments LLC, a Tennessee Limited Liability Company as recorded on the 26th day of October, 2015 in Instrument No. 20151026-0108369, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Plat Book 1130, Page(s) 102 and Instrument No. 20151026-0108371, said Register's Office; Restrictive covenants of record in Instrument No. 20151026-0108371, said Register's Office; Bylaws recorded in Instrument No. 20151026-0108371, said Register's Office; and Charter of record in Instrument No. 20151026-0108371, said Register's Office.

This is unimproved _ / improved x property, known as 1923 Kimbark Drive, Nashville, TN 37215
(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 hand this 26 day of August, 2016

NASHVILLE NOW INVESTMENTS, LLC

BY: _____

KEVIN D. MONTGOMERY, AUTHORIZED AGENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Kevin D. Montgomery, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Authorized Agent of Nashville Now Investments, LLC the within named bargainor, a limited liability company and that he as such Chief Manager, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee this 26 day of August, 2016.

Commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires September 18, 2017

_____
Notary Public