Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
An Association of Attorneys
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215
FTEC File No. 33138-07-2016

Record & Return To:
First Title & Escrow Company, Inc.
3811 Bedford Ave, Suite 205
Nashville, TN 37215

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $199,000.00.

Affiant

Subscribed and sworn to before me this 29th day of August, 2016.

Notary Public

My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 25, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Dwight L. Tays Justin B. Tays 515 Harpeth Park Dr. Nashville, TN 37221	New Owner	Map and Parcel No.: 142 07 0 I 014 00CO

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, **7301 Highway 70, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Justin B. Tays, a married man, and Dwight L. Tays, a married man** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 515 Harpeth Park Dr., Nashville, TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20160076879 DEEDWARR
Recvd: 09/01/16 14:56 3 pgs
Fees:18.00 Taxes:736.30
20160901-0092210

IN WITNESS WHEREOF, Grantor has executed this instrument on the 29th day of August, 2016.

7301 Highway 70, LLC, a Tennessee limited liability company

BY: Libra Holdings, LLC, a Tennessee limited liability company, Member

By: _____
Victor Bishara, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

BEFORE ME, a Notary Public of the State and County aforementioned, personally appeared Victor Bishara, 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 Chief Manager of Libra Holdings, LLC, a Tennessee limited liability company, Member of 7301 Highway 70, LLC, a Tennessee limited liability company, and as such, executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 29th day of August, 2016.

GERALD PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2018

_____ Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 515, together with the appurtenant interest in the common elements of Harpeth Park Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20150430-0038713, amended in Instrument No 20150615-0056309, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned amended Declaration, and being located upon Lot No. 2 on the Plan of H.B. Hows of record in Plat Book 5190, page 195 and Lot No. 2 on the Plan of Belle Glen of record in Plat Book 8250, page 929 (previously known as Lot No. 1 on the Plan of H.B. Hows of record in Plat Book 5190, page 195), Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to 7301 Highway 70, LLC, a Tennessee limited liability company by deed dated January 30, 2015 from 7301 Highway 70 South, LLC, a Tennessee limited liability company of record in Instrument No. 20150202-0009608, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 142 07 0 I 014 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Harpeth Park Townhomes, of record in Instrument No. 20150430-0038713 amended in Instrument No. 20150615-0056309, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Plat Book 5190, page 195 amended in Book 6501, page 474 and Plat Book 8250, page 929, Register's Office for Davidson County, Tennessee.
5. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 10791, page 725, and Instrument No. 20160520-0050707, Register's Office for Davidson County, Tennessee.
6. Easement Agreement of record in Book 6483, page 907, Register's Office for Davidson County, Tennessee.
7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150421-0035335, Register's Office for Davidson County, Tennessee.
8. Easement granted to Comcast of Nashville I, LLC of record in Instrument No. 20160129-0008673, Register's Office for Davidson County, Tennessee.