Prepared by:
Realty Title & Escrow Company, Inc.
2000 Richard Jones Road Suite 178
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00

Affiant

Subscribed and sworn to before me, this 1st day of September, 2016.

Notary Public
My commission expires: 4/9/19

CECILIA M. HENSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County DEEDWARR
Recvd: 09/01/16 15:39 3 pgs
Fees:18.00 Taxes:629.00
20160901-0092260

03-1607-38583

Address of New Owner:	Send Tax Bills to:	Tax Information:
Grace-Artel Investors, L.P 241 Bradley Place Palm Beach, Florida 33480	** Same as Owner*	104-06-0-A-085.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen Strother Fouche, as Trustee of The Helen Strother Fouche Living Trust**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Grace-Artel Investors, L.P.**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land being a Condominium Apartment in Davidson County, Tennessee, being Unit No. 809, on the Plan of The Continental Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as established by Master Deed of record in Book 5862, Page 589; Book 5862, Page 626, as amended in Book 6135, Page 788; and Book 6435, Page 549, and as shown on the plan of record in Book 5200, Page 399; as amended in Book 6135, Page 788; and Book 6435, Page 549, Register's Office for said County, to which plan reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Helen S. Fouche by deed from Margie M. Webster and Mary P. Webster, both unmarried, dated May 30, 2003, recorded June 5, 2003, of record in Instrument No. 20030605-0077965, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Helen Strother Fouche, as Trustee of The Helen Strother Fouche Living Trust by Quitclaim Deed from Helen S. Fouche, a single woman, dated July 19, 2012, recorded August 8, 2012, of record in Instrument No. 20120808-0070804, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3415 West End Avenue, Unit 809, Nashville, TN 37203.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 26th day of August, 2016.

Helen Strother Fouche, Individually

Helen Strother Fouche, as Trustee
Of The Helen Strother Fouche Living Trust

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Helen Strother Fouche, Individually,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26 day of August, 2016.

Notary Public At Large

My Commission expires: 1/28/2018

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Helen Strother Fouche, Trustee of the Helen Strother Fouche Living Trust,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26 day of August, 2016.

Notary Public At Large

My Commission expires: 1/28/2018

True Copy Certification

I, **Brandon W. Lippman** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, **Cecilia M. Hensley,** a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/1/19