WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $367,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF SEPTEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 9/10/18
(AFFIX SEAL)

J ANDERSON
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10

R-VRES-16-3901-T

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
George T. Grayson, Jr.	New Owner	
(NAME)	(NAME)	**072-06-0G-002.00 CO**
3109 Anderson Place		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TEAM 4 PROPERTIES, L.L.C., A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GEORGE T. GRAYSON, JR.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. B on the Plan of Elvira Estates, a Horizontal Property Regime of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150417-0034118, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Team 4 Properties, LLC by Quitclaim deed from Pamela Tonini and Sergio Tonini of record in Instrument No. 20150323-0023578 Register's Office for Davidson County, Tennessee, dated February 27, 2015 and recorded on March 23, 2015.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent.
- Covenants, Conditions and Restrictions of record in Instrument Number 20150417-0034118, Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Instrument Number 20150428-0037841, in the Register's Office for Davidson County, Tennessee.
- Plan of record in Plat Book 421, Page 35, Register's Office for Davidson County, Tennessee.
- Sanitary Sewer/Storm Drainage Easement of record in Book 4275, Page 336, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement of record in Book 4281, Page 170 and 4281, page 173, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3109 Anderson Place, Nashville, Tennessee 37216**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20160080356 DEEDWARR
Recvd: 09/14/16 08:45 2 pgs
Fees: 13.00 Taxes: 1361.23
20160914-0096415

Witness my/our hand(s) this the 9th DAY OF SEPTEMBER, 2016.

Team 4 Properties, L.L.C.

BY: Pamela Tonini
Pamela Tonini
Authorized Member

STATE OF Florida

COUNTY OF Sarasota

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA TONINI, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED MEMBER of TEAM 4 PROPERTIES, L.L.C. the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of September, 2016.

Notary Public
My Commission Expires: 12-13-19
(SEAL)

JENNIFER J MCMULLEN
MY COMMISSION # FF943019
EXPIRES December 13, 2019
(407) 398-0153 FloridaNotaryService.com

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212