This Instrument Prepared By:
KRIS OLIVER, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL: 118023G00200CO

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
David W. Fauvre
2810 B Kirkwood Ave
Nashville, TN 37204

SEND TAX BILLS TO:
Same

BILL GARRETT, Davidson County
Trans:T20160080497 DEEDWARR
Recvd: 09/14/16 11:52 2 pgs
Fees:13.00 Taxes:2497.50
20160914-0096621

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CENTERLAND, LLC, A TENNESSEE LIMITED LIABLITY COMPANY**, "Grantor", have this day bargained and sold and do hereby transfer and convey unto **DAVID W. FAUVRE, A MARRIED MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

BEING all of Unit 2810B, according to the Plan of 2810 W. Kirkwood Avenue Townhomes, a Horizontal Property Regime With Private Elements, filed as Exhibit "B" and established by the Declaration of Covenants, Conditions and Restrictions appearing of record in Instrument No. 20150922-0096278, and corrected in Instrument No. 20150928-0098391, of the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in the Declaration, reference to which is hereby made for more complete and detailed description of the Unit, the rights and obligations of the declarant and the unit owners and the By-Laws of the Association of owners.

BEING a portion of the same property conveyed to Centerland, LLC, by Warranty Deed from Minnie Katherine A. Howse, an unmarried woman, dated September 2, 2015, appearing of record in Instrument No. 20150908-0091060, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan depicted as Exhibit "B" of record in Instrument No. 20150922-0096278, and corrected in Instrument No. 20150928-0098391; and to any Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of 2810 W. Kirkwood Avenue Townhomes Subdivision of record in Instrument No. 20150922-0096278, and corrected in Instrument No. 20150928—0098391; all of the Register's Office of Davidson County, Tennessee.

This is improved property known as 2810 B Kirkwood Ave., Nashville, TN, 37204.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2016 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

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

Possession of said real estate is to be given by the Grantors to the Grantees with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 9th day of September, 2016.

CENTERLAND, LLC

BY: _____
Stephen Finlay, Member Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public, personally appeared **STEPHEN FINLAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath acknowledged himself to be the **Member Manager** of **Centerland, LLC, a Tennessee limited liability company,** and that he as such **Member Manager**, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as **Member Manager**.

WITNESS MY HAND AND OFFICIAL SEAL at office in Nashville, Tennessee, this the 9th day of September, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 4/20/20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$675,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 9th day of September, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 4-20-20

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY