THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No: 16067926** M J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $409,191.00. Affiant Subscribed and sworn to before me, this16th day of September, 2016. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Thomas McGuire Perkins 5620 BURGESS AVE Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103020K00500CO

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, **Catalyst Nashville, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas McGuire Perkins, a single man** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 5, as shown in Declaration of Protective Covenants, Conditions and Restrictions for Catalyst Nashville, a Townhouse Property Regime with Common Elements of record in Instrument No. 20150113-0003593, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed by General Warranty Deed from D. H. J. Associates, a partnership to Catalyst Nashville, LLC, a Tennessee limited liability company, as recorded on the 2nd day of January, 2015 in Instrument No. 20150102-0000084 and part of Warranty Deed from Guy Francis Dillard and wife, Helen M. Dillard to D. H. J. Associates, a partnership composed of John R. Dean, Partner, Charles B. Holmes, Partner and J. Michael Jacobs, Partner, as recorded on the 3rd day of September, 1986 in Deed Book 6968, Page 224, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 421, Page(s) 36.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions for Catalyst Nashville recorded in Instrument No. 20150113-0003593

Charter recorded at Instrument No. 20150402-0029006.

BILL GARRETT, Davidson County
Trans: T20160084187 DEEDWARR
Recvd: 09/26/16 10:30 2 pgs
Fees: 13.00 Taxes: 1514.01
20160926-0101039

Declaration of Restrictions and Covenants for Stormwater facilities and systems recorded at Instrument No. 20150402-0028666.

Agreement for Dedication of Easement and/or Public Street Right-of-way recorded at Instrument No. 20150415-0033424.

This is improved property located at 5620 BURGESS AVE Nashville TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of September, 2016.

Catalyst Nashville, LLC.

By: _____
Tony Harris, Secretary

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Tony Harris, 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 Secretary (or other officer authorized to execute the instrument) of Catalyst Nashville, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 16th day of September 2016.

_____
Notary Public

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018