WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160085589 DEEDWARR
Recvd: 09/29/16 10:04 2 pgs
Fees: 13.00 Taxes: 1690.90

20160929-0102653

MST 2016-1444 (Seller)

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $457,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF September, 2016

Notary Public

MY COMMISSION EXPIRES: 8.17.19
(AFFIX SEAL)

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristen E. Nicholson	Farmington Mortgage	105-09-0W-004.00
(NAME)	(NAME)	
1025 Wedgewood Avenue	2002 Richards Jones Rd, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN37203	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GYJ Ventures, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kristen E. Nicholson, unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 4, The Row at Waverly Place, a Planned Unit Development, as shown in the Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20141023-0097778, as Amended in Instrument No. 20160218-0015586, 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 part of the same property conveyed to GYJ Ventures, LLC, a Delaware limited liability company by Special Warranty deed from Wedgewood Towers, L.P., a Tennessee limited partnership of record in Instrument No. 20140328-0025773 Register's Office for Davidson County, Tennessee, dated March 13, 2014 and recorded on March 28, 2014.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2016, a lien not yet due and payable. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141023-0097778, as Amended in Instrument No. 20160218-0015586, Register's Office for Davidson County, Tennessee, Subject to all matters shown on the Plan of record in Plat Book 4660, Page 13 and Plat Book 4660, page 166, Register's Office for Davidson County, Tennessee. Easements of record in Book 4486, Page 982, Book 4612, page 226, Book 4643, page 504 and Book 4659, page 13, in the Register's Office for Davidson County, Tennessee. Grant of Easement to Comcast of Nashville I,LLC of record in Instrument No. 20130709-0070569, in the Register's Office for Davidson County, Tennessee. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20140714-0061612, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to the common areas and/or elements.

This property, known as 1025 Wedgewood Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 23 DAY OF SEPTEMBER 2016.

GYJ Ventures, LLC, a Delaware

BY: Andrew S Juang

Andrew S. Juang

STATE OF Minnesota
COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew S. Juang, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing instrument are true of his/her own knowledge, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the maker, and that s/he, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of the maker, for the purposes therein contained.

Witness my hand and official seal at office, this 23rd day of September, 2016.

Notary Public

My commission expires: 1/31/2018

SHARON M. PAGE
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2018