Davidson County	DEEDWARR
Recvd: 11/01/16 15:05	3 pgs
Fees:18.00 Taxes:1516.63	
20161101-0115561	

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16109459**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $409,900.00. Affiant Subscribed and sworn to before me, this 31st day of October, 2016. Notary Public My Commission Expires: 11-5-2019

EVELYN WATKINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 11-05-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Erica B McManus 5614 Burgess Ave Nashville TN 37209	Pinnacle Bank 150 3rd Ave S. Ste 900 Nashville, TN 37201	Tax Parcel ID No. 103-02-0K-002.00-CO

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 **Erica B McManus, single woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit No. 2, as established in Declaration of Covenants, Conditions and Restrictions for Catalyst Nashville, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150113-0003593 and amended in Instrument No. 20160921-0099727, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Catalyst Nashville, LLC, a Tennessee limited liability company by Warranty deed from D. H. J. Associates, a partnership of record in Instrument No. 20150102-0000084, Register's Office for Davidson County, Tennessee, dated December 30, 2014 and recorded on January 02, 2015.

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 36, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150113-0003593 and amended in Instrument No. 20160921-0099727, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easements of record in Instrument Number 20150402-0028666 and 20150415-0033424, in the Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20150402-0029006, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 5614 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 31st day of October, 2016.

Catalyst Nashville, LLC

BY: _____
Derek Lisle, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Derek Lisle, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President of Catalyst Nashville, LLC, the within named bargainor, a Tennessee limited liability company, and that he as President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President.

Witness my hand, at office, this 31st day of October, 2016.

_____
Notary Public
My Commission Expires: _____

True Copy Certification

I, Evelyn Watkins, 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 Williamson

Personally appeared before me, Rex Chamberlain, a notary public for this county and state, Evelyn Watkins 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: 6-22-20

{Notary' Seal}

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY