WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $193,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: 7-24-2019
(AFFIX SEAL)

DEBORAH L. BAXTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER CO.

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Suite 106
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Luxe Property Solutions, LLC, a Nevada limited liability company	Luxe Property Solutions, LLC, a Nevada limited liability company	171-2A-99
(NAME)	(NAME)	
124 Shortleaf Ave.	330 Franklin Rd. Ste 135A-194	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	Brentwood TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20160102650 DEEDWARR
Recvd: 11/21/16 10:12 2 pgs
Fees:13.00 Taxes:714.10
20161121-0122421

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, I/we, Helen C. Ogles , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Luxe Property Solutions, LLC, a Nevada limited liability company, 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 No. 99 on the Plan of Brentwood Villa, Phase 3B, of record in Book 6900, page 4, amended in Book 6900, page 329, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Helen C. Ogles by Warranty Deed from Radnor Homes, Inc., dated August 28, 1992, of record in Book 8715, page 439, Register's Office for Davidson County, Tennessee.

Helen C. Ogles and Helen Ogles are one and the same person.

RESTRICTIONS:

The premises described herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act: as set out in Section 66-27-101 et seq. Of the Tennessee Code Annotated and is subject to the provisions and requirements thereof; to the By-Laws for the administration thereof; to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed and By Laws appended thereto, establishing a Horizontal Property Regime of Brentwood Villa, Phase 3B, of record in Book 6923, Page 943, amended in Book 7035, Page 115, Book 7101, Page 730, re-recorded in Book 7143, Page 18, amended in Book 7266, Page 84, Book 7423, Page 574 and Book 8074, Page 564, said Register's Office.

Subject to a Force Main Easement of record in Instrument No. 20030707-0093162, said Register's Office.

Subject to Grant of Easement of record in Instrument No. 20120124-0006661, said Register's Office.

Subject to a Storm Water Detention Agreement of record in Book 6385, page 814, said Register's Office.

Subject to Easements for Water Mains of record in Book 8127, page 782 and Book 8128, Page 17, said Register's Office.

Subject to Easements for Sanitary Sewer of record in Book 8127, page 666, said Register's Office.

Subject to Easement for Force Main and Pumping Station of record in Book 8127, page 802, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 207 Glenstone Cir., Brentwood, TN 37027
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of November, 2016

Helen C. Ogles

STATE OF Tennessee)
County OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Helen C. Ogles, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of November, 2016.

Notary Public
My Commission Expires:

DON KEITH HEAD III
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07-30-2017