WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160102677 DEEDWARR
Recvd: 11/21/16 10:34 2 pgs
Fees:13.00 Taxes:1627.63
20161121-0122462

G-SIXTEN-16-1261-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
David W. Turner	**Pinnacle Bank**	
(NAME)	(NAME)	**105-7-1-B-109.00CO**
1261 Martin Street	**PO Box 331678**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Nashville, TN 37207**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SIX 10 MERRITT, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAVID W. TURNER, AN UNMARRIED MAN**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 109, THE SIX10 MERRITT CONDOMINIUM, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150924-0097122, amended in Instrument No. 20160831-0091430, 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 Sixten Land Group LLC, a Tennessee limited liability company to Six10 Merritt LLC, a Tennessee limited liability company, as recorded on the 11th day of September, 2015 in Instrument No. 20150911-0092645; part of Quitclaim Deed from Arden Bowman, Jr., a married man, and Mark Bowman, Sr., a single man to Sixten Land Group LLC, a Tennessee limited liability company, as recorded on the 20th day of August, 2014 in Instrument No. 20140820-0075566; part of General Warranty Deed from Arden Bowman, Jr., a married man, and Mark Bowman, Sr., a single man to Sixten Land Group LLC, a Tennessee limited liability company, as recorded on the 20th day of August, 2014 in Instrument No. 20140820-0075565 and part of Warranty Deed from Waste Management Inc. of Tennessee, a corporation to Arden Bowman, Jr. and Mark Bowman, Sr., as recorded on the 3rd day of June, 1994 in Deed Book 9367, Page 654, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HAGAN AND MERRITT, as recorded in Plat Book 161, Page(s) 49 and Plat Book 57, Page 76.
- Covenants, Conditions and Restrictions as set forth in Declaration to the Six10 Merritt Condominium recorded in Instrument No. 20150924-0097122, amended in Instrument No. 20160831-0091430.
- Covenants, Conditions and Restrictions as set forth in Declaration for The Finery Master Condominium recorded in Instrument No. 20150807-0079087, corrected by Scrivener's Affidavit recorded at Instrument No. 20151005-0101050.
- Subject to all matters set out in Metro Ordinance No. 77-786.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded at Instrument No. 20151013-0104209.
- Agreement for Dedication of Easement for the purpose of Public Street Right of Way recorded at Instrument No. 20151030-0110799.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1261 Martin Street, Nashville, Tennessee 37203**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 16th DAY OF NOVEMBER, 2016.

SIX 10 Merritt, LLC

BY: _____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of SIX 10 MERRITT, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of November, 2016.

_____
Notary Public
My Commission Expires: 8/20/19
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212