WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/14/16 14:59 2 pgs
Fees:13.00 Taxes:2209.27
20161214-0131292

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $597,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF Dec., 2016

Notary Public

MY COMMISSION EXPIRES: 9/7/20

(AFFIX SEAL)

MONTE POE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 9-7-2020

MST 2016-A1603

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
Rue 6, LLC	New Owner	Portion of
(NAME)	(NAME)	
521 5th Ave S		081080Z4100
(ADDRESS)	(ADDRESS)	081080Z4000
Nashville, TN 37203		
(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, **Bravo Two, LLC,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rue 6, LLC,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Nos. 1816 A, 1816 B, 1816 C, 1818 A, 1818 B, 1818 C, 1818 D all as shown on the Plan of Rue 6 Townhomes, attached as Exhibit "A" to the Declaration of Covenants, Conditions and Restrictions for Rue 6 Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), as shown of record in Instrument Number 20161202-0126831, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being property conveyed to BRAVO TWO, LLC, a Tennessee Limited Liability Company, by Quitclaim Deed of Consolidation , of record in Instrument number 20160823-0088302, Register's Office of Davidson County, TN.

Subject to: Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded Inst #20161202-0126831 RODC, TN, Subject to all matters shown on the Plan of record in Plat Book 21, Page 105 and Instrument No. 20161202-0126831, Register's Office for Davidson County, Tennessee. Restrictions of record in Book 9183, Page 130, Book 11625, Page 280 and Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee.

This property, known as **Total of 7 Units in Rue 6 Townhomes in Nashville, TN**
(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 12th DAY OF Dec., 2016.

Bravo Two, LLC

BY: _____

Title:

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie Keene, 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 12th day of Dec., 2016.

_____
Notary Public

My commission expires: 9/7/20

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 9-7-2020

True Copy Certification

I, Yvette Meldrum, 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 – Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum 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: 4-11-2020

ANGELA R. WINDHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 04-11-2020