WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170000582 DEEDWARR
Recvd: 01/04/17 09:20 2 pgs
Fees:13.00 Taxes:2164.50
20170104-0000670

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$585,000.00.**

Affiant

Subscribed and sworn to before me this 29th day of December, 2016

Notary Public
My Commission expires: 3/6/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Rod Roudi	Rod Roudi	104021I00100CO
600 12th Avenue South #734	600 12th Avenue South #734	
Nashville, TN 37203	Nashville, TN 37203	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **TA Properties, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Rod Roudi**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being 405 Avoca Street, Unit 2, as shown on Exhibit "B" of the Declaration of Covenants, Conditions and Restrictions for The Centennial Lofts 1, a Horizontal Property Regime with Private Elements, as of record in Instrument Number 20150406-0029796, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said Units. amended in Instrument Number 20160816-0085499

Being part of the same property conveyed to Owasso Development, LLC., from Michael D. Shmerling Partners, G.P., a Tennessee general partnership on December 1, 2014, of record in Instrument Number 20141205-0111825, Register's Office for Davidson County, Tennessee. Further conveyed to TA Properties, a Tennessee limited liability company by Warranty Deed on April 2, 2015, of record in Instrument Number 20150406-0029797, Register's Office for Davidson County, Tennessee. Quitclaim Deed of Correction for said Deed correcting legal description of Units 3-5 to Units 1-3, on January 26, 2016, of record in Instrument Number 20160205-0011302, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2017 which may accrue.
- Subject to all matters as shown on the Plan of record in Master Deed of record in Instrument Number 20150406-0029796, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 571, Page 465; Instrument Numbers 20160816-0085499; 20150406-00029796 and 20150320-0024061, Register's Office for Davidson County, Tennessee.
- Easements and Agreements of record in Instrument Numbers 20160816-0085497 and 20150320-0024061, Register's Office for Davidson County, Tennessee.

This is improved property known as: **405 Avoca, Unit 2, Nashville, TN 37203**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this December 29, 2016.

TA Properties, LLC,
a Tennessee limited liability company

BY: _____
J. Christopher Anderson, General Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared J. Christopher Anderson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of TA Properties LLC, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

_____ My Commission Expires: 8/5/18
NOTARY PUBLIC

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY