WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

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

G-SIXTEN-15-316

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)
Benedict Ramsbotham	**Benedict Ramsbotham**	
(NAME)	(NAME)	**105-7-1-B-316.00CO**
1247 Martin Street #302	**1247 Martin Street #302**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Nashville, TN 37203**	
(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, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENEDICT RAMSBOTHAM,** 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 316, THE SIX10 MERRITT CONDOMINIUM, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20150924-0097122 and 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:

- All matters shown on the plat of HAGAN AND MERRITT, as recorded in Plat Book 161, Page(s) 49 and Plat Book 57, Page 76, Register's Office for Davidson County, Tennessee.
- Declaration to the Six10 Merritt Condominium recorded in Instrument No. 20150924-0097122 and amended in Instrument No. 20160831-0091430, Register's Office for Davidson County, Tennessee.
- 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 and Amended in Instrument No. 20161118-0121688, Register's Office for Davidson County, Tennessee.
- 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, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for the purpose of Public Street Right of Way recorded at Instrument No. 20151030-0110799, Register's Office for Davidson County, Tennessee.
- By-Laws recorded November 18, 2016 in Instrument No. 20161118-0121689 and amended in Instrument No. 20161118-0121689, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1247 Martin Street #302, Nashville, Tennessee 37203**.

BILL GARRETT, Davidson County
Trans:T20170001018 DEEDWARR
Recvd: 01/05/17 10:01 2 pgs
Fees:13.00 Taxes:591.63

20170105-0001170

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 30th DAY OF DECEMBER, 2016.

SIX 10 Merritt, LLC, a Tennessee limited liability company

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, A TENNESSEE LIMITED LIABILITY COMPANY 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 30th of December, 2016.

_____
Notary Public
My Commission Expires: 3/6/18
(SEAL)



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