THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161210211** BILL GARRETT, Davidson County Trans:T20170005592 DEEDWARR Recvd: 01/20/17 08:26 2 pgs Fees:13.00 Taxes:1202.50 20170120-0006267	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $325,000.00. Affiant Subscribed and sworn to before me, this 19th day of January, 2017. Notary Public My Commission Expires:

SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-11-2017

WARRANTY DEED

Address New Owner: Euclid Retail Partners, G.P. 322 Harvard Avenue Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104020N00300CO 104020N00700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Evelyn Skinner also known as Mary E. Skinner, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Euclid Retail Partners, G.P.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Being Condominium Unit No. 3 together with an undivided interest in the common elements shown on Exhibit "C" to the Master Deed for The Euclid Court Homeowners Association of record in Book 7322, Page 869, as amended in Book 7338, Page 446, Book 7595, Page 555 and in Instrument No. 20150623-0060213, all in the Register's Office, Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Mary Evelyn Skinner by Warranty Deed from Lawrence D. Wilson, recorded on the 22nd day of April, 1994 in Deed Book 9320, Page 674, in the Register's Office of Davidson County, Tennessee.

Tract 2:
Being Unit No. 7 with an individual interest in the common elements as shown on Exhibit C to the Master Deed for The Euclid Court Homeowners Association, as of record in Book 7322, Page 869, as amended in Book 7338, Page 446, Register's Office for Davidson County, Tennessee, and further amended in Book 7595, Page 555 and Instrument No. 20150623-0060213, said Register's Office, to which reference is made for a more complete description.

Being the same property conveyed to Mary E. Skinner, a single person by Warranty Deed from James Richard Compton, a married person, recorded on the 8th day of June, 1998 in Deed Book 10966, Page 996, in the Register's Office of Davidson County, Tennessee.

Mary E. Skinner and Mary Evelyn Skinner being one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Charter recorded in Book 7289, Page 986.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE EUCLID COURT HOMEOWNERS' ASSOCIATION of record in Book 7332, Page 869, as amended by instrument(s) of record in Book 7338, Page 446, Book 7595, Page 555 and Instrument No. 20150623-0060213.

Easement recorded in Book 4577, Page 599, Book 7595, Page 561 and Book 9238, Page 663.

This is improved property located at 110 30TH AVE N. #3 and #7 Nashville, TN 37203.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of January, 2017.

Mary Evelyn Skinner AKA Mary E Skinner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Evelyn Skinner AKA Mary E. Skinner, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of January, 2017.

Notary Public

My Commission Expires: _____

JONATHAN B. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019