THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 16068270

BILL GARRETT, Davidson County
Trans: T20170008494 DEEDWARR
Recvd: 01/30/17 11:48 2 pgs
Fees: 13.00 Taxes: 2293.63
20170130-0009590

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $619,900.00.

JAnderson
Affiant

Subscribed and sworn to before me, this 27th day of January, 2017.

JAnderson
Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew E. Stines and Alyssa A. Stines 1304 A 7TH AVENUE N Nashville TN 37208-2608	New Owner	Tax Parcel ID No. 082090X00800CO

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, **Gramercy Germantown, LLC, a Georgia Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew E. Stines and Alyssa A. Stines, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 8 and all areas designated as Common Area or Limited Common Area on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141002-0091003, as amended in Instrument No. 20151008-0102915, in the Register's Office of Davidson, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from HV Urban, Partnership to Gramercy Germantown, LLC, a Georgia limited liability company, as recorded on the 24th day of September, 2015 in Instrument No. 20150924-0097242; being a portion of Quitclaim Deed from Hidden Valley Homes, LLC to HV Urban, Partnership, as recorded on the 24th day of September, 2015 in Instrument No. 20150924-0097241; being a portion of Warranty Deed from Trust Development, LLC, a Tennessee Limited Liability Company to Hidden Valley Homes, LLC, a Tennessee Limited Liability Company, as recorded on the 29th day of January, 2015 in Instrument No. 20150129-0008414 and being a portion of Warranty Deed from W. Todd Stutts and Samuel D. Nugent to Trust Development, LLC, a Tennessee limited liability company, as recorded on the 28th day of February, 2013 in Instrument No. 20130228-0020091, in the Register's Office of Davidson County, Tennessee.

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 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 21, Page(s) 105 and Exhibit "B" of Instrument No. 20141002-0091003, as amended at Instrument No. 20151008-0102915.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 548, Page 467 and Book 1117, Page 324.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141002-0091003, as amended at Instrument No. 20151008-0102915.

Terms and provisions of by-Laws recorded in Exhibit "C" of Instrument No. 20141002-0091003.

Charter of Gramercy Inc. recorded at Instrument No. 20141002-0091002.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems as set forth in instrument recorded in Instrument No. 20141218-0115765.

Property Modifications to combine parcels as set forth in instrument recorded in Instrument No. 20080904-0090909.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20141002-0091003, amended in Instrument No. 20151008-0102915, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 548, page 467 and Book 1117, page 324, said Register's Office.

Matters shown on the Plan of record in Plat Book 21, page 105, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20141218-0115765, said Register's Office.

Property Modification of record in Instrument No. 20080904-0090909, said Register's Office.

This is improved property located at 1304 A 7TH AVENUE N Nashville TN 37208-2608

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 27th day of January, 2017.

Gramercy Germantown, LLC

By: Christopher A. Rudd, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher A. Rudd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized agent (or other officer authorized to execute the instrument) of Gramercy Germantown, LLC, a Georgia Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 27th day of January, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018