THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue #105

Nashville, TN 37203

Davidson County DEEDWARR
Recvd: 01/31/17 15:30 3 pgs
Fees:18.00 Taxes:1054.50
20170131-0010442

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $285,000.00

Affiant

Anna E. Rowland STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

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

Notary Public
My Commission Expires: 8/8/

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gavin Vandergriff 902-C Cheatham Place Nashville, TN 37208	new owner	081-12-0S-010.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **RWA/BVP Associates, LLC, a Tennessee limited liability company**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Gavin Vandergriff**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING a certain unit with private elements situated in Davidson County, Tennessee, and further known as **Unit No. 10** of Buena Vista Place, a horizontal property regime with private elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for Buena Vista Place, a horizontal property regime with private elements, of record in Instrument No. 20140328-0025728, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the site plan of Buena Vista Place, a horizontal property regime with private elements, shown as Exhibit "B" to the aforementioned Declaration, for a more complete identification and placement of said Unit.

Being a portion of the property conveyed to Robert Pullen by Warranty Deed dated December 28, 2012, recorded January 2, 2013, of record in Instrument No. 20130102-0000045, in the Register's Office for Davidson County, Tennessee; further being the same property conveyed to RWA/BVP Associates, LLC, a Tennessee limited liability company by Quitclaim Deed from Robert Pullen, dated March 26, 2014, recorded March 26, 2014, of record in Instrument No. 20140326-0024821, Register's Office for Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: 902-C Cheatham Place, Nashville, TN 37208

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and (6. other matters of public record.

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. Whenever used, the singular number 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.

RWA/BVP Associates, LLC

by: Robert W. Pullen, Jr., Member Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Robert W. Pullen, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged such person to be the Member Manager of RWA/BVP Associates, LLC, the within named bargainor, a limited liability company, and that he/she/they as such Member Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the RWA/BVP Associates, LLC, by the said Robert W. Pullen, Jr. as its Member Manager.

WITNESS my hand and seal at office this 27th day of January, 2017.

Notary Public

My Commission expires: 5/5/2020

AMANDA VAUGHN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Kristen Traini, 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

State of Tennessee

County of Sumner

Personally appeared before me, Darlene K. Suhrbier, a notary public for this county and state, Kristen Traini 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: 5-27-19
Notary' Seal (if on paper)

DARLENE K. SUHRBIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY