(1)

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170012894 DEEDWARR
Recvd: 02/13/17 09:48 2 pgs
Fees:13.00 Taxes:1665.00

20170213-0014591

Y-RT-17-1301

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

BOX 10-A

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Eastland Development, LLC, a Tennessee Limited Liability Company** | **Eastland Development, LLC** | |
| (NAME) **1301 Porter Road, Townhomes A, B, C, & D & Common Areas E & F** | (NAME) **P.O. Box 3051** | **083 03 0 14300** |
| (ADDRESS) **Nashville, TN 37206** | (ADDRESS) **Brentwood, TN 37024** | |
| (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, **FORTIS, 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 **EASTLAND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Tract I:
Land in Davidson County, Tennessee, being Units Nos. A and B on the Plan of 1301A Porter Road Townhomes as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions for 1301A Porter Road Townhomes of record in Plat Book 20160720-0074563 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:
Land in Davidson County, Tennessee, being Units Nos. C and D on the Plan of 1301D Porter Road Townhomes as shown on Exhibit C to the Declaration of Covenants, Conditions and Restrictions for 1301D Porter Road Townhomes of record in Plat Book 20160720-0074562 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Fortis, LLC by quitclaim deed from James Clauer and wife, Kristin Barlowe of record in Instrument No. 20160711-0070440 Register's Office for Davidson County, Tennessee, dated 07/07/2016 and recorded on 07/11/2016.

Being the same property conveyed to James Clauer and wife, Kristin Barlowe by quitclaim deed from James Clauer and wife, Kristin Barlowe of record in Instrument No. 20151109-0113861 Register's Office for Davidson County, Tennessee, dated 11/06/2015 and recorded on 11/09/2015.

Being the same property conveyed to James Clauer and wife, Kristin Barlowe by warranty deed from M. Lee Barrett, Jr. of record in Instrument No. 20151109-0113858 Register's Office for Davidson County, Tennessee, dated 11/06/2015 and recorded on 11/09/2015.

This conveyance is subject to:
- Covenants, Conditions and Restrictions of record in Instrument Number 20160720-0074563, Register's Office for Davidson County, Tennessee. (As to Units A & B)
- HOA Charter of record in Instrument Number 201608010078773, in the Register's Office for Davidson County, Tennessee. (As to Units A and B)
- Covenants, Conditions and Restrictions of record in Instrument Number 20160720-0074562, Register's Office for Davidson County, Tennessee. (As to Units C and D)
- HOA Charter of record in Instrument Number 201608010078775, in the Register's Office for Davidson County, Tennessee. (As to Units C and D)
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 137, Register's Office for Davidson County, Tennessee.
- Easement to Sprint of record in Instrument Number 20140114-0003779, in the Register's Office for DavidsonCounty, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1301 Porter Road, Townhomes A, B, C, & D & Common Areas E & F, Nashville, Tennessee 37206**.

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 9th DAY OF FEBRUARY, 2017.

Fortis, LLC, a Tennessee limited liability company

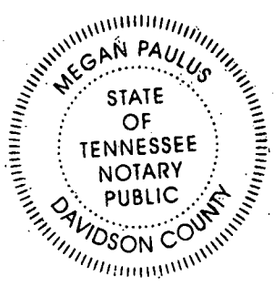
BY:_____
James Clauer, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES CLAUER, 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 MEMBER of FORTIS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 9th of February, 2017.

Megan Paulus
Notary Public
My Commission Expires: 8/20/19
(SEAL)




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