THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 161110082** BILL GARRETT, Davidson County Trans:T20170013336 DEEDWARR Recvd: 02/14/17 08:46 3 pgs Fees:18.00 Taxes:5680.98 20170214-0015147	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,135,400.00. Affiant Subscribed and sworn to before me, this 13th day of February, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Warren Street Development LLC 617 Royal Oaks Pl Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 081030M00100CO 081030M00200CO 081030N00100CO. 081030N00200CO 081030O00100CO. 081030O00200CO

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, **Superior Development, LLC** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Warren Street Development, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

TRACT ONE:
Land in Davidson County, Tennessee, being Units A and B, 2128 15TH AVENUE NORTH TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160623-0064306, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Billy Joe Seals, married to Superior Development, LLC as recorded on the 3rd day of May, 2016 in Instrument No. 20160503-0043257 and Deed in Lieu of Foreclosure from Jeremy E. Fish and wife, Stephanie Fish to Billy Joe Seals as recorded on the 21st day of July, 2009 in Instrument No. 20090721-0068203, in the Register's Office of Davidson County, Tennessee.

TRACT TWO:
Land in Davidson County, Tennessee, being Units A and B, 2134 15TH AVENUE NORTH TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160623-0064303, in the Register's Office, Davidson County, 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 C & D Rental Properties, LLC, a Tennessee limited liability company to Superior Development, LLC, a Tennessee limited liability company as recorded on the 14th day of April, 2016 in Instrument No. 20160414-0035621 and being a portion of Warranty Deed from CLS Rental Properties, LLC, a Tennessee limited liability company (formerly known as CLS Investment Properties, Inc., a Tennessee corporation) to C & D Rental Properties, LLC, a Tennessee limited liability

company, as recorded on the 23rd day of November, 2010 in Instrument No. 20101123-0093640, in the Register's Office of Davidson County, Tennessee.

TRACT THREE:
Land in Davidson County, Tennessee, being Units A and B, 2132 15TH AVENUE NORTH TOWNHOMES, as established by Declaration of Covenants, Conditions and Restrictions, as shown on plat of record in Instrument No. 20160623-0064299, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed by Warranty Deed from C & D Rental Properties, LLC, a Tennessee limited liability company to Superior Development, LLC, a Tennessee limited liability company, as recorded on the 14th day of April, 2016 in Instrument No. 20160414-0035621 and being a portion of Warranty Deed from CLS Rental Properties, LLC, a Tennessee limited liability company (formerly known as CLS Investment Properties, Inc., a Tennessee corporation) to C & D Rental Properties, LLC, a Tennessee limited liability company, as recorded on the 23rd day of November, 2010 in Instrument No. 20101123-0093640, 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 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 57, Page 26.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160623-0064306.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160623-0064303.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20160623-0064299.

Charter of 2128 15th Avenue North Townhomes Homeowners' Association, Inc. recorded at Instrument No. 20160701-0067478.

Charter of 2132 15th Avenue North Townhomes Homeowners' Association, Inc. recorded at Instrument No. 20160701-0067472.

Charter of 2132 15th Avenue North Townhomes Homeowners' Association, Inc. recorded at Instrument No. 20160701-0067473.

This is improved property located at 2128 A&B, 2134 A&B, 2132 A&B 15th Avenue North Nashville, TN 37209.

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 13th day of February, 2017.

Superior Development, LLC

member

By: Jason Leonard, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jason Leonard**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a Member of **Superior Development, LLC**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 13th day of February, 2017.

Nathan L. Powers
Notary Public

My Commission Expires: 01/17/21

