THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue, Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33392-12-2016**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $575,000.00. Affiant Subscribed and sworn to before me this 14th day of February, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2018

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Studio YUDA, LLC, a Tennessee limited liability company 6012 Deer Trace Nashville, TN 37211	New Owner	Map and Parcel No.: 131 11 0 O 001 00CO 131 11 0 O 002 00CO

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, **Katherine E. Giovanetti and Victor E. Giovanetti, wife and husband**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Studio YUDA, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 1147 Battery Lane, Nashville, TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans:T20170018080 DEEDWARR
Recvd: 03/02/17 10:47 3 pgs
Fees:18.00 Taxes:2127.50
20170302-0020683

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of February, 2017.

Katherine E. Giovanetti

Victor E. Giovanetti

STATE OF TENNESSEE,
COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Katherine E. Giovanetti and Victor E. Giovanetti**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of February, 2017.

Notary Public
My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Units A and B, together with the appurtenant interest in the common elements of The 4600 Granny White Pike Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20170130-0009730, Register's Office for Davidson County, Tennessee, said Lots being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon part of Lot No. 1 on the Plan of Subdivision of the J. T. Jenkins Home Place, of record in Plat Book 547, page 20, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Katherine E. Giovanetti and Victor E. Giovanetti, wife and husband, by deed dated April 17, 2014 from Pinpoint Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20140421-0032466, Register's Office for Davidson County, Tennessee, and by Quitclaim Deed of record in Instrument No. 20140421-0032467, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes or special assessments which are not shown as existing liens by the public records.
2. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 131 11 0 O 001 00CO. (Unit A)
3. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 131 11 0 O 002 00CO. (Unit B)
4. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for The 4600 Granny White Pike Townhomes, of record in Instrument No. 20170130-0009730, Register's Office for Davidson County, Tennessee, as amended by instrument being recorded herewith.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Plat Book 547, page 20, Register's Office for Davidson County, Tennessee.