THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 16099418**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $601,000.00. Affiant Subscribed and sworn to before me, this 3rd day of March, 2017. Notary Public My Commission Expires: 9-20-2017

LISA S. GEOGHEGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170019046 DEEDWARR
Recvd: 03/06/17 12:12 2 pgs
Fees:13.00 Taxes:2223.70
20170306-0021789

WARRANTY DEED

Address New Owner: Jennifer House 315 Garfield Street Nashville TN 37208	Send Tax Bills To: ~~New Owner~~ Pinnacle Bank 150 3rd Ave South #900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 082-05-0T-002.00-CO

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, **4th & Garfield, LLC, a Georgia Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jennifer House, a single woman**, ("Grantee"), her 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. 2 on the Plan of Fourth & Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Protective Covenants, Conditions and Restrictions of for Fourth & Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20150807-0079079, and First Amendment of record in Instrument No. 20161228-0136094, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of 4th & Garfield, a Horizontal Property Regime with Private Elements, shown on Exhibit "B" to the Declaration of Protective Covenants of record in Instrument No. 20150807-0079079, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to 4th & Garfield, LLC, a Georgia limited liability company by Warranty Deed from Mark Waynick and wife, Donya Waynick, of record in Instrument No. 20150701-0063678, Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on July 01, 2015. Scrivener's Affidavit of record in Instrument No. 20170203-0011871

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.

Taxes for the year 2017, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150807-0079079, Register's Office for Davidson

County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Charter for Homeowners Association of record in Instrument Number 20150807-0079074 as amended in Instrument No. 20161228-0136094, in the Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150618-0058167, in the Register's Office for Davidson County, Tennessee.

Easement Agreement for Public Street Right-of-Way of record in Instrument Number 20150616-0057138, in the Register's Office for Davidson County, Tennessee.

Easement Agreement for Public Utility of record in Instrument Number 20150624-0060386, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 315 Garfield Street Nashville TN 37208

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 3rd day of March, 2017.

4th & Garfield, LLC

By: Christopher A Rudd as Managing Member
of Thrive Homes, LLC, which is the sole Member of 4th & Garfield, LLC

State of Tennessee
County of Williamson

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 Managing Member of Thrive Homes, LLC, which is the sole Member of 4th & Garfield, LLC, a Georgia Limited Liability Company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and Seal this the 3rd day of March, 2017.

Notary Public
My commission expires: 3/25/18

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

Vanderpool and Pearman
256 Seaboard Lane G-104
Franklin, TN 37067
(615) 771-9800