THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 16036754

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20170030809 DEEDWARR
Recvd: 04/12/17 10:16 2 pgs
Fees:13.00 Taxes:2230.55
20170412-0035711

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $602,850.00.

Affiant

Subscribed and sworn to before me, this 5th day of April, 2017.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Lawhorn, III 802 13th Ave South Nashville TN 37203		Tax Parcel ID No. 093-13-0T-004.00

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, **Gulchetto Enterprises, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Lawhorn, III and Margaret K. Lawhorn, husband and wife**, ("Grantees"), their 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 4 of Element Gulch, a Condominium, a Horizontal Property Regime with Private Elements, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Element Gulch, a Condominium, of record in Instrument No. 20150930-0099318, as amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gulchetto Enterprises, LLC, a Tennessee limited liability company by Quitclaim deed from Restoration Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20130904-0093034 Register's Office for Davidson County, Tennessee, dated September 03, 2013 and recorded on September 04, 2013.

Being a portion of the same property conveyed to Gulchetto Enterprises, LLC, a Tennessee limited liability company by Quitclaim deed from James Randolph Smith and wife, Betty G. Smith of record in Instrument No. 20140106-0001263 Register's Office for Davidson County, Tennessee, dated December 31, 2013 and recorded on January 06, 2014.

Being a portion of the same property conveyed to Gulchetto Enterprises, LLC, a Tennessee limited liability company by Quitclaim Deed to Consolidate deed from Gulchetto Enterprises, LLC, a Tennessee limited liability company of record in Instrument No. 20150514-0044352, Register's Office for Davidson County, Tennessee, dated May 13, 2015 and recorded on May 14, 2015.

Refer to Acknowledgment of Merger dated May 24, 2016, and recorded on June 13, 2016, of record in Instrument Number 20160613-0059684, Register's Office for 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.

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 161, Page 61, 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 No. 20150930-0099318, as amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432,, 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 Element Gulch Association, Inc. of record in Instrument No. 20151023-0107999, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150520-0046353 and Instrument No. 20161024-0111840, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument No. 20161108-0118037, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 802 13th Ave South Nashville TN 37203

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 5th day of April, 2017.

Gulchetto Enterprises, LLC

BY: _____
William Ruff, Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Ruff, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Managing Member of Gulchetto Enterprises, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Managing Member.

Witness my hand, at office, this 5th day of April, 2017

_____
Notary Public
My Commission Expires: _____

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