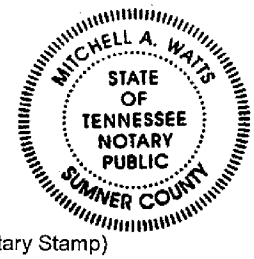
| Davidson County | DEEDWARR |
|---|---|
| Recvd: 04/13/17 15:11 | 3 pgs |
| Fees:18.00 Taxes:2405.00 | |
| **20170413-0036410** | |

| | |
|---|---|
| <br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF DAVIDSON**<br>The actual consideration or value, whichever is greater, for this transfer is $650,000.00.<br>Affiant<br>Subscribed and sworn to before me, this 10th day of April, 2017.<br>Notary Public<br>My commission expires: 8.21.17 |

**THIS INSTRUMENT PREPARED BY:**
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
311 12th Avenue South, Nashville, TN 37203

## WARRANTY DEED

| Address of New Owner | Send Tax Bills To | Map-Parcel Number |
|---|---|---|
| **James Hunter Williams** | 401 Commerce Street | **105-02-0-522.00** |
| **917 Archer Street** | Penthouse | |
| **Nashville, TN 37203** | Nashville, TN 37219 | |

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

**DRG Properties, LLC, a Tennessee limited liability company**

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

**James Hunter Williams**

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING Unit No. A and B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 917 Archer Street, A Horizontal Property Regime with Private Elements of record as Instrument No. 20160715-0073135, and being shown on Plat attached thereto as Exhibit "B", 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 DRG Properties, LLC, a Tennessee limited liability company by Warranty Deed from Marshall Hardison, a single person, of record as Instrument No. 20150206-0011359 in the Register's Office for Davidson County, Tennessee.

This is unimproved property known as 917 Archer Street, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on the Plan of record in Book 6900, page 996, in the Register's Office for Davidson County, Tennessee, and matters, if any, shown on Exhibit "B" attached to the Declaration of Covenants, Conditions and Restrictions for Homes at 917 Archer Street, A Horizontal Property Regime with Private Elements of record as Instrument No. 20160715-0073135 in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 10th day of April, 2017.

DRG Properties, LLC

By: Ronald K. Gilmer
Its Sole Member

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Ronald K. Gilmer, to me known (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the member of DRG Properties, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as Member.

Witness my hand and official seal this 10th day of April, 2017.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

SP 11/2015

## True Copy Certification

I, Thomas Vorholt II, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appcared before me, J. Carla Ikard, a notary public for this county and state, Thomas Vorholt, II who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1-9-19
Notary' Seal (if on paper)

J. CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY