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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 170210631**<br><br>Davidson County DEEDWARR<br>Recvd: 04/26/17 10:29 3 pgs<br>Fees:18.00 Taxes:2293.63<br>**20170426-0040864** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $619,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of April, 2017.<br><br>Notary Public<br>My Commission Expires: 5/13/2020 |

DEANNA COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

## WARRANTY DEED

| | | |
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| Address New Owner:<br>Charles Nathaniel Williams Glaser<br>Zhuoyan Li<br>810 13th Ave South<br>Nashville TN 37203 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel No.<br>093 13 0[illegible] |

**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 **Charles Nathaniel Williams Glaser and Zhuoyan Li, 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 No. 8, Element Gulch, a Condominium, a Horizontal Property Regime with Private Elements, as shown in 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.

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 Number 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.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150520-0046353, in the Register's Office for Davidson County, Tennessee.

Charter for Element Gulch Association, Inc. of record in Instrument Number 20151023-0107999, 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 810 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, their 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, their 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 25th day of April, 2017.

Gulchetto Enterprises, LLC

William Ruff, Chief Executive Officer

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 acknowledged himself to be the Chief Executive Officer for Gulchetto Enterprises, LLC, a Tennessee limited liability company the within named bargainer, and that he as such Chief Executive Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Chief Executive Officer.

Witness my hand, at office, this 25th day of April, 2017.

Notary Public
My Commission Expires: _____

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

# True Copy Certification

I, Jamie Ivey, 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 therewith 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 Williamson

Personally appeared before me, Robyn Dubray, a notary public for this county and state, Jamie Ivey, 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: 02/15/2021

