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

CRT File No. 170210872

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

BILL GARRETT, Davidson County
Trans: T20170035870 DEEDWARR
Recvd: 04/28/17 09:10 2 pgs
Fees: 13.00 Taxes: 5919.63
20170428-0041771

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,599,900.00.

Affiant

Subscribed and sworn to before me, this 25th day of April, 2017.

Notary Public
My Commission Expires:

TIARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Seth England 620 Monroe Nashville TN 37208	New Owner	Tax Parcel ID No. 082-09-0X-005.00

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, **Gramercy Germantown, LLC, a Georgia Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Seth England**, ("Grantees"), its 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. 5 and all areas designated as Common Area or Limited Common Area on the plan of Gramercy, a Horizontal Property Regime with Private Elements, filed as Exhibit "B" to and established by the Declaration of Covenants, Conditions and Restrictions of record at Instrument No. 20141002-0091003, and First Amendment in Instrument No. 20151008-0102915, in the Register's Office of Davidson, Tennessee, to which reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Hidden Valley Homes, LLC, a Tennessee Limited Liability Company by Warranty deed from Trust Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20150129-0008414 Register's Office for Davidson County, Tennessee, dated January 27, 2015 and recorded on January 29, 2015.

Being a portion of the same property conveyed to Gramercy Germantown, LLC, a Georgia limited liability company by Warranty deed from HV Urban, Partnership of record in Instrument No. 20150924-0097242 Register's Office for Davidson County, Tennessee, dated September 18, 2015 and recorded on September 24, 2015.

Being also known as 620 Monroe Street Nashville, TN 372082616.

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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20141002-0091003, as amended in Instrument No. 2015100801-02915, 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

Subject to all matters shown on the Plan of record in Plat Book 21, Page 105, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 548, Page 467 and Book 1117, page 324, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Property Modifications of record in Instrument Number 20080904-00090909, in the Register's Office for DavidsonCounty, Tennessee.

Declaration of Restriction and Covenant for Stormwater Facilities and Systems of record in Instrument Number 20141218-0115765, in the Register's Office for DavidsonCounty, Tennessee. Restrictions of record as Instrument Number 20150924-0097242 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

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 620 Monroe 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 25th day of April, 2017.

Gramercy Germantown, LLC

By: ~~Christo~~pher A Rudd as Managing Member of ~~Thr~~ive Group, LLC, which is the sole Member of Gramercy Germantown, 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 Group, LLC, which is the sole Member of Gramercy Germantown, 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:

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