THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170210795** BILL GARRETT, Davidson County Trans:T20170039778 DEEDWARR Recvd: 05/10/17 09:53 2 pgs Fees:13.00 Taxes:5864.50 20170510-0046294	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,585,000.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2017. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: HWY 65, LLC 2489 East Lake Road Skaneateles, NY 13152	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 146-09-0-008.00

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, **Dennis W. Clark, a single man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **HWY 65, LLC a New York Limited Liablity Company**, ("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 Lot No. 36 on the Plan of Treemont of record in Plat Book 6250, Page 895, 896 and 897, 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 Dennis W. Clark, a single man by Warranty deed from Mohammad H. Rashid and Mersiha Hadziahmetovic, husband and wife of record in Instrument No. 20141205-0110254 Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on December 05, 2014.

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 6250, Page (s) 895, 896 and 897, 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 Book 6833, Page 594, Book 6833, Page 601, Book 8259, Page 498, Instrument No. 20051202-0145241 and Instrument No. 20061207-0151539, 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.

By-Laws of record in Book 6833, Page 620, Book 6833, Page 653; Instrument No. 20061207-0151540; Instrument No. 20121025-0097770, in the Register's Office for Davidson County, Tennessee.

Charter of HOA of record in Book 6833, Page 617 and Book 6840, Page 650, in the Register's Office for Davidson County, Tennessee.

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Charter of HOA of record in Book 6833, Page 617 and Book 6840, Page 650, in the Register's Office for Davidson County, Tennessee.

Easement of record in Book 6833, Page 633, Page Book 6388, Page 650, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4969 Tyne Ridge Court Nashville TN 37220

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 8th day of May, 2017.

Dennis W Clark by James Alexander as attorney in fact

Dennis W. Clark by James Alexander
as Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Alexander,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Dennis W Clark** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 8th day of May, 2017.

Tara Jones

Notary Public My Commission Expires: _____

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