WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/19/17 15:26 2 pgs
Fees:13.00 Taxes:980.50
20170519-0050176

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

17-03-010

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 19th day of May, 2017

Notary Public

My Commission Expires: 7/2/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
PGR DEVELOPMENT TN, LLC	" NEW OWNER "	141-03-0A
(NAME) 10 Knight Street	(NAME)	302.00CO
(ADDRESS) Glen Falls, NY 12801-4655	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **PSALMS 65 UNIT 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **PGR DEVELOPMENT TN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being **Unit No. 102, Building B of the Harpeth Springs Office Condominiums, a Horizontal Property Regime,** created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20031113-0165960, as amended in Instrument No. 20060512-0056169, in Instrument No. 20080312-0024882, in Instrument No. 20100419-0029226, and in Instrument No. 20170207-0012971, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Harpeth Springs Office Condominiums as shown on Exhibit "A" to the Master Deed, and Supplement and Amendment No. 4 to the Master Deed of Harpeth Springs Office Condominiums of record in Instrument No. 20170207-0012971, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

BEING all the same property conveyed to PSALMS 65 UNIT 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed from COLEY DAVIS ONE, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20020627-0077499, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING property known as: **7982 Coley Davis Road, Unit 102, Bldg. B, Nashville, TN, 37221.**

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

WITNESS WHEREOF, its hands, this 19th day of May, 2017

PSALMS 65 UNIT 1, LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

By: _____
GREGG WESTON, CHIEF MANAGER

STATE OF Texas)
COUNTY OF Bexar)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **GREGG WESTON,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon HIS oath acknowledged himself to be the **CHIEF MANAGER** of **PSALMS 65 UNIT 1, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** the within named bargainor(s), and that he as such **Chief Manager**, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as such officer.

Witness my hand and official seal at Bexar County, Texas, this 19th day of May, 2017.

My Commission Expires: 3/19/2021

_____
Notary Public

LYDIA HANKINS
Notary Public, State of Texas
Comm. Expires 05-19-2021
Notary ID 5477959

I, the undersigned, 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.

Danielle Williams

Danielle Williams

State of Tennessee)
County of Davidson)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for this county and state, Danielle Williams who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

_____
Notary Public