WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF MAY, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01-06-2020

P-GP-17-2101

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Benjamin D. Fowler Trust dated April 10, 2017	**New Owner**	
(NAME) **c/o Bruce A. Rosenfield 1600 Market Street, Ste. 3600**	(NAME)	**083-03-I-J-001.00**
(ADDRESS) **Philadelphia, PA 19103**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARAFOLA PROPERTIES, LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAMERON H. FOWLER AND BRUCE A. ROSENFIELD, TRUSTEES OF THE BENJAMIN D. FOWLER TRUST DATED APRIL 10, 2017,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County. Tennessee, being Unit A of 2101 and 2103 Creighton Avenue Residences, described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161103-0116441, Registers Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat attached as Exhibit " C" to said Declaration and By-Laws appended thereto as Exhibit " B", said Registers Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Garafola Properties, LLC by Warranty deed from Anthony Hollingsworth, unmarried and Thomas M. Greer, unmarried of record in Instrument No. 20160504-0044196 Register's Office for Davidson County, Tennessee, dated April 29, 2016 and recorded on May 04, 2016.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 547, Page 137;
- Covenants, Conditions and Restrictions of record in Instrument No. 20161031-0114762;
- HOA Charter of record in Instrument No. 20161109-0118502;
- Restrictions of record in Instrument No. 20161103-0116441, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2101 Creighton Avenue , Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their 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.

BILL GARRETT, Davidson County
Trans:T20170043213 DEEDWARR
Recvd: 05/22/17 10:35 2 pgs
Fees:13.00 Taxes:1535.50
20170522-0050427

Witness my/our hand(s) this the 18th DAY OF MAY, 2017.

Garafola Properties, LLC

BY: _____
John Gleaves
Authorized Agent

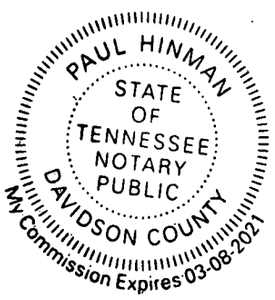
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself to be the Authorized Agent of Garafola Properties, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of May, 2017.

_____
Notary Public

My Commission Expires:



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212