THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170411556**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $619,900.00. Affiant Subscribed and sworn to before me, this 30th day of May, 2017. Notary Public My Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Angela L. Jefferson 808 13th Avenue South Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-13-0T-007.00 CO

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 **Angela Lee Jefferson and Roger Jefferson, as joint tenants with right of survivorship**, ("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. 7, on the Horizontal Property Regime for Element Gulch, a Condominium, as recorded in the Master Deed of record in Instrument No. 20150930-0099318, amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to GULCHETTO ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from JAMES RANDOLPH SMITH and wife, BETTY G. SMITH, of record in Instrument No. 20140106-0001263, dated December 31, 2013, said Register's Office. For further reference, see quitclaim deed to consolidate of record in Instrument No. 20150514-0044352, dated May 13, 2015, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 093-13-0T-007.00 CO.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 161, page 61, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No.

BILL GARRETT, Davidson County
Trans:T20170046564 DEEDWARR
Recvd: 06/01/17 14:58 2 pgs
Fees:13.00 Taxes:2293.63
20170601-0054650

20150930-0099318, amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20150520-0046353, said Register's Office.

This is improved property located at 808 13th Avenue South Nashville TN 37203

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 May, 2017.

Gulchetto Enterprises, LLC

By: William Ruff, Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared William Ruff, 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 Chief Executive Officer (or other officer authorized to execute the instrument) of Gulchetto Enterprises, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized officer has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized officer.

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

Notary Public

My Commission Expires: _____

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