This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

MAP & PARCEL: 081020Q00200CO

Davidson County DEEDWARR
Recvd: 06/01/17 15:39 3 pgs
Fees:18.00 Taxes:1280.20
20170601-0054691

NAME & ADDRESS OF NEW OWNER:
Ph2 Enterprises, LLC
1012 Monroe Ln.
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER(S)

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **PEARL PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **PH2 ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantee", its successors and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of 1733 McKinney Avenue Townhomes, a Horizontal Property With Private Elements, established and Site Plan of record in Exhibit "C" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20160831-0091164, 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 a portion of the same property conveyed to Pearl Properties, LLC, by Warranty deed from Integrity First Development, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160805-0081278, Register's Office for Davidson County, Tennessee, dated August 03, 2016 and recorded on August 05, 2016.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 161, Page 19; Declaration Covenants, Conditions and Restrictions of record in Instrument Number 20160831-0091164; and a Charter of record in Instrument Number 20160908-0094549; all in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1733 McKinney Ave., Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, its successors heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 31st day of May, 2017.

Pearl Properties, LLC

BY: _____
P. Thomas Rothrauff, Member Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Audra D. Cross, personally appeared **P. THOMAS ROTHRAUFF**, which whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member Manager** of **Pearl Properties, LLC**, the within named Affiant, and that he as such **Member Manager of Pearl Properties, LLC**, and being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Pearl Properties, LLC**, by himself as **Member Manager**.

WITNESS MY HAND AND OFFICIAL SEAL at office this 31st day of May, 2017.

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My Commission Expires: 4/20/20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$346.000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 31st day of May, 2017.

_____
NOTARY PUBLIC

My Commission Expires: 3/3/19

CASSIE LOVVORN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06/28/2017

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY