THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170511896

BILL GARRETT, Davidson County
Trans: T20170049320 DEEDWARR
Recvd: 06/09/17 09:36 2 pgs
Fees: 13.00 Taxes: 1069.30
20170609-0057917

STATE OF ~~TENNESSEE~~ Kentucky HJ)
COUNTY OF ~~DAVIDSON~~ McLean HJ)

The actual consideration or value, whichever is greater, for this transfer is: $289,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of June, 2017 HJ

HAYDEN JOHNSON NOTARY PUBLIC STATE AT LARGE, KENTUCKY

Notary Public
My Commission Expires: Aug. 21, 2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
AGT Investments LLC 178 2ND AVE N #201 Nashville TN 37201-1910	New Owner 3205 Marlborough Ave Nashville, TN 37212	Tax Parcel ID No. 093024A20100CO

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, **Eric T. Small, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **AGT Investments LLC**, ("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 Unit No. 201 as shown on Exhibit "D" to the Master Deed establishing The Quarters Condominiums of record in Instrument Number 20050902-0106149, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Eric T. Small, unmarried by Warranty Deed from Beverely M. Anderson, unmarried, recorded on the 1st day of August, 2012 in Instrument No. 20120801-0067726, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing THE QUARTERS CONDOMINIUMS of record in Instrument No. 20050902-0106149; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
Terms and provisions of by-Laws of The Quarters Condominium Owners, Inc. recorded as Exhibit "C" in the Master Deed recorded in Instrument No. 20050902-0106149.
Charter for The Quarters Condominium Owners, Inc. recorded as Exhibit "B" in the Master Deed recorded in Instrument No. 20050902-0106149.
Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
Terms of Settlement Agreement recorded at Instrument No. 2016102-0112711.
A Tennessee Conservation Easement recorded in Book 7088, Page 975.

Restrictive Covenants running with the land of the Metropolitan Development and Housing Agency in the Phillips-Jackson Redevelopment District recorded in Book 9183, Page 130, amended and supplemented in Book 11625, Page 280 and Instrument No. 20020425-0051069.
Ordinance for Redevelopment Plan Nos. 093-773 as amended in Plan No. 099-1762 approved by the Metropolitan Council of Nashville and Davidson County (regarding the Phillips-Jackson Street Redevelopment Plan and District.)

This is improved property located at 178 2ND AVE N #201 Nashville TN 37201-1910

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 5th day of June, 2017.

Eric T. Small

STATE OF ~~TENNESSEE~~ Kentucky)
COUNTY OF ~~DAVIDSON~~ Muhlenberg)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eric T. Small, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of June, 2017.

Notary Public

My Commission Expires: Aug. 21, 2019

HAYDEN JOHNSON NOTARY PUBLIC STATE AT LARGE, KENTUCKY