THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170512013** BILL GARRETT, Davidson County Trans:T20170049446 DEEDWARR Recvd: 06/09/17 12:22 2 pgs Fees:13.00 Taxes:1979.50 20170609-0058090	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $535,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2017. Notary Public My Commission Expires: TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Bobby Warren Hurt and Pamela Ann Hurt 110 31st Ave North #508 Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-4C-038.00-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, **Jayna Investments Partners, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bobby Warren Hurt and Pamela Ann Hurt, husband and wife**, ("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. 508, together with the appurtenant interest in the common elements of The West End, a condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20080401-0032619, Register's Office for Davidson County, Tennessee, as amended by First Amendment to Master Deed Establishing The West End of record as Instrument No. 20080408-0035628, Register's Office for Davidson County, Tennessee, as further amended by Second Amendment to Master Deed Establishing The West End as Instrument No. 20090512-0043586, Register's Office for Davidson County, Tennessee, and further amended by Amendment to Second Amendment to Master Deed Establishing The West End as Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Plat attached as Exhibit "B" to the aforementioned Master Deed.

Together with Parking Space Number 114 which is assigned as a Limited Common Element appurtenant to the above-described Unit, as set forth and defined in the Master Deed.

Being the same property conveyed to Jayna Investments Partners, a Tennessee general partnership by Special Warranty deed from West End Partners, LLC, a Tennessee limited liability company of record in Instrument No. 20100115-0004029 Register's Office for Davidson County, Tennessee, dated January 13, 2010 and recorded on January 15, 2010 and corrected by Deed of Correction of record in Instrument No. 20100304-0016809.

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.

Taxes for the year 2017, a lien not yet due and payable.
Subject to all matters shown on the Plan of record in Plat Book 57, Page 46, Register's Office for Davidson County, Tennessee.
The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest 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 buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of The West End of record in Instrument Number 20080401-0032619, amended in Instrument No. 20080408-0035628, Instrument No. 20090512-0043586 and Instrument No. 20090921-0087974, Register's Office for Davidson County, Tennessee.
Charter of record in Instrument Number 20101105-0089042, in the Register's Office for Davidson County, Tennessee.
Stormwater Detention Agreement of record in Instrument Number 20051013-0123588, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement for Storm Drainage of record in Instrument Number 20051013-0123589, in the Register's Office for Davidson County, Tennessee.
Application to combine parcels of record in Instrument Number 20051123-0141766, in the Register's Office for Davidson County, Tennessee.
Memorandum of Lease and notice of exercise of option of record in Instrument Number 20091215-0114280, in the Register's Office for Davidson County, Tennessee.
Notice of Quitclaim deed and agreed release of real property liens and encumbrances of record in Instrument Number 20120119-0005400, in the Register's Office for Davidson County, Tennessee.
Grant of Easement of record in Instrument Number 20140328-0025603, in the Register's Office for Davidson County, Tennessee.
Article of Conversion to LLC of record in Instrument Number 20050921-0113643, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 110 31st Ave North #508 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, Grantors have executed this instrument on this 6th day of June, 2017.

Jayna Investments Partners, a Tennessee general partnership

BY: _____
Jayesh A Patel

BY: _____
Arvind K Patel

BY: _____
Jayshree J Patel

BY: _____
Nayna A. Patel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jayesh A Patel, Arvind K Patel, Jayshree J Patel and Nayna A Patel, as partners of Jayna Investments Partners, a Tennesee general partnership, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained as partners of the Partnership.

Witness my hand, at office, this 6th day of June, 2017.

_____
Notary Public
My Commission Expires: _____

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