THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170512025** J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $189,900.00. Affiant Subscribed and sworn to before me, this 5th day of June, 2017. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: David L. Clark 801 Hillview Heights #208 Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 105-14-0I-017.00 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, **Trigger Happy, Inc., a Tennessee Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Village South #801 Hillview Heights, LLC, a Tennessee Limited Liability Company** ("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. 17, on the Horizontal Property Regime for Studio 1 Lofts Condominium, as recorded in the Declaration of record in Instrument No. 20140715-0062248, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Declaration.

Being the same property conveyed to TRIGGER HAPPY, INC., by deed from STUDIO 1 NASHVILLE APARTMENTS, LLC, of record in Instrument No. 20140904-0080812, dated August 29, 2014, 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. 105-14-0I-017.00 CO.

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

Declaration of Studio 1 Loft Condominium of record in Instrument No. 20140715-0062248, said Register's Office.

Memorandum of Lease of record in Book 10983, page 783 and in Instrument No. 20030812-0114736, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4166, page 14, said Register's Office.

BILL GARRETT, Davidson County
Trans:T20170049475 DEEDWARR
Recvd: 06/09/17 13:10 2 pgs
Fees:13.00 Taxes:702.63
20170609-0058123

This is improved property located at 801 Hillview Heights #208 Nashville TN 37204

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.

Trigger Happy, Inc.

By: Henry Pile, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Henry Pile, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Trigger Happy, Inc. a Tennessee Corporation, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018