SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170050378 DEEDWARRSP
Recvd: 06/13/17 10:38 2 pgs
Fees:13.00 Taxes:2627.00
20170613-0059196

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $710,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of December, 2016

Notary Public

MY COMMISSION EXPIRES: 11/15/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PPS Development, Inc.	PPS Development, Inc.	092160A00700CO
(NAME)	(NAME)	
28351 Silverton Drive	28351 Silverton Drive	
(ADDRESS)	(ADDRESS)	
Laguna Niguel, CA 92677	Laguna Niguel, CA 92677	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kirt Bryan Webster, Trustee of the Kirt Bryan Webster Revocable Living Trust Agreement dated December 19, 2013,** hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **PPS Development, Inc.,** hereinafter called the GRANTEE(S), its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Situated in Davidson County, Tennessee, being Unit No. 100 B, as shown on Exhibit A to the Third Amendment to Master Deed Establishing Horizontal Property Regime of Georgetown Place Office Condominiums of record in Instrument No. 20101026-0085765, Register's Office for Davidson County, Tennessee, and originally shown as Exhibit "A-1" on the First Amendment to the Master Deed for Georgetown Place Office Condominiums of record in Book 6431, page 85, said Register's Office, which amended the Master Deed of record in Book 6241, Page 303, said Register's Office, which failed to attach the Plan as an Exhibit. Said Master Deed was further amended by second Amendment thereto of record in Instrument No. 20010425-0041027, said Register's Office, together with an undivided interest in the common elements and other rights set forth in such Master Deed and Amendments heretofore referenced and by Master Deed, as revised, being part of Section One on the Plan of Georgetown Place, of record in Book 6050, page 30, said Register's Office.

Being the same property conveyed to Kirt Bryan Webster, Trustee, Kirt Bryan Webster Revocable Living Trust Agreement dated December 19, 2013, by Quitclaim Deed from Kirt Webster recorded on December 27, 2013, of record in Instrument No. 20131227-0130204, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 33 Music Square West, Unit 100B, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), its assigns, forever. Wherever used, the singular number shall include the plural, the plural

the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), its assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness my/our hands this 15th day of December, 2016.

THE KIRT BRYAN WEBSTER REVOCABLE LIVING TRUST AGREEMENT DATED DECEMBER 19, 2013

Kirt Bryan Webster
Trustee

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be of Kirt Bryan Webster, Trustee of the Kirt Bryan Webster Revocable Living Trust Agreement dated December 19, 2013 and that as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as

WITNESS my hand and seal this 15th day of December, 2016.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public J. Trent Lehman
My Commission Expires: 11/13/17

File No.: 11810