THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170612189** BILL GARRETT, Davidson County Trans:T20170059778 DEEDWARR Recvd: 07/13/17 08:25 2 pgs Fees:13.00 Taxes:2219.63 20170713-0070338	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $599,900.00. Affiant Subscribed and sworn to before me, this 10th day of July, 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: Jodie Ann Bell and Clifton D Briley 1618 4th Avenue North Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082050T00800CO

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, **4th & Garfield, LLC, a Georgia limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jodie Ann Bell, unmarried and Clifton D Briley, unmarried as joint tenants with right of survivorship,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit Number 8, Fourth & Garfield, a Townhouse Planned Unit Development, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Fourth & Garfield, a Townhouse Planned Unit Development, a Horizontal Property Regime with Private Elements of record in Instrument Number 20150807-0079079, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thererof; said Unit being depicted on Exhibit B to said Master Deed; together with a 1/8 percentage interest in the common elements and voting percentage as set forth in Exhibit C to said Master Deed.

Being a portion of the same property conveyed to 4th and Garfield, LLC, a Georgia limited liability company by Warranty Deed from Mark Waynick and wife, Donya Waynick of record in Instrument No. 20150701-0063678 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on July 01, 2015.

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 21, Page 7, 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 Fourth & Garfield of record in Instrument Number 20150807-0079079 and amended in Instrument No. 20161228-0136094, Register's Office for Davidson County, Tennessee.
Charter for Homeowners Association of record in Instrument Number 20150807-0079074, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150618-0058167, in the Register's Office for Davidson County, Tennessee.
Easement Agreement for Public Street Right-of-Way of record in Instrument Number 20150616-0057138, in the Register's Office for Davidson County, Tennessee.
Easement Agreement for Public Utility of record in Instrument Number 20150624-0060386, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1618 4th Avenue North Nashville TN 37208

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 7th day of July, 2017.

4th & Garfield, LLC

By: Christopher A Rudd as Managing Member of Thrive Homes, LLC, which is the sole Member of 4th & Garfield, LLC

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher A. Rudd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Thrive Homes, LLC, which is the sole Member of 4th & Garfield, LLC, a Georgia Limited Liability Company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and Seal this the 7th day of July, 2017.

Notary Public
My commission expires:

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