(1)

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-31431

Warranty Deed

BILL GARRETT, Davidson County
Trans:T20170064255 DEEDWARR
Recvd: 07/26/17 15:13 2 pgs
Fees:13.00 Taxes:3644.50
20170726-0075841

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $985,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of July, 2017.

Notary Public

My commission expires: 3-28-18

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
4th & Garfield, LLC 500 M Amsterdam Ave., NE Atlanta, GA 30306	New Owner	082050U000100 082050U000200 082050U000300 082050U000400 082050U000500 082050U000600 082050U000700

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **NICOLE PIERSIAK, UNMARRIED**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **4TH & GARFIELD, LLC, A GEORGIA LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being all of the property shown on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Cottages On 4th, a Horizontal Property Regime with Private Elements, of record as Instrument 20151120-0118121, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete description.

Being the same property conveyed to T & J Holdings IV, LLC by Quitclaim deed from H. Ted Jones and Jane D. Jones of record in Instrument No. 20090609-0053535 Register's Office for Davidson County, Tennessee, dated June 4, 2009 and recorded on June 9, 2009. Being also known as 1614 and 1616 4th Avenue North Nashville, TN 37208.

Being the same property conveyed to Nicole Piersiak, unmarried by Warranty deed from T&J Holdings IV, LLC of record in Instrument No. 20150422-0036109 Register's Office for Davidson County, Tennessee, dated April 17, 2015 and recorded on April 22, 2015.

This is unimproved property also known as 1614A, 1614B, 1614C, 1614D, 1616A, 1616B, 1616C 4th Ave. North Nashville, Tennessee 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of July, 2017.

Nicole Piersiak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nicole Piersiak, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of July, 2017.

Notary Public

My Commission Expires:

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021