This instrument prepared by & return to: ~~Providence~~ Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214

Row Title

WARRANTY DEED

THIS INDENTURE made and entered into this 26th day of July, 2017, by and between Arthur Ave, LLC, a Tennessee Limited Liability Company, party of the first part, and Richard F Slonski and Caitlin Franks, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee being Unit A, of that Declaration of Covenants, Conditions and Restrictions for The Arthur Avenue Townhomes, Phase II, a Horizontal Property Regime with Private Elements recorded at Instrument No. 20150911-0092657, in the Register's Office of Davidson County Tennessee. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units property, co-owners, and tenants of The Arthur Avenue Townhomes Phase II, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150911-0092657, and By-Laws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being all or part of the same property conveyed to Arthur Avenue, LLC by virtue of that certain Quit Claim Deed dated December 8, 2015, and being of record at Instrument No. 20151208-0123586 in the Register's Office of Davidson County, Tennessee and Quit Claim at Instrument No. 20150911-0092655 in said Registers office, TN.

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, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Instrument No 20150911-0092657 in said Register's Office, Tennessee; 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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Nancy Ryans

Arthur Avenue, LLC
By: Nancy Ryans, Chief manager

BILL GARRETT, Davidson County
Trans: T20170064296 DEEDWARR
Recvd: 07/26/17 15:52 2 pgs
Fees: 13.00 Taxes: 1387.50
20170726-0075893

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Memorie White, a Notary Public of said County and State, personally appeared Nancy Ryans, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Chief Manager of Arthur Avenue, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that she as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by herself as Chief Manager.

WITNESS my hand and official seal at office this 26th day of July, 2017.

Notary Public

My Commission Expires: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Richard F Slonski and Caitlin Franks
1542 Arthur Ave
Nashville, TN 37208

Tax Parcel No 081120Z00100

Property Address: 1542 Arthur Ave
Nashville, TN 37208

MAIL TAX
BILLS TO: New Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $375,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 26th day of July, 2017.

Notary Public

My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY