THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161110037** BILL GARRETT, Davidson County Trans:T20170065694 DEEDWARR Recvd: 08/01/17 09:12 2 pgs Fees:13.00 Taxes:2997.00 20170801-0077697	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $810,000.00. VAnderson Affiant Subscribed and sworn to before me, this 31st day of July, 2017. Notary Public My Commission Expires: 09-11-2017 SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: Howell Park Partners, LLC and William C. Allen PO Box 24512 Nashville, TN 37202	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093100A45500CO

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, **Sheryl Staudacher, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Howell Park Partners, LLC, a Tennessee limited liability company, owning an 85.40% undivided interest, and William C. Allen, owning a 14.60% undivided interest, as tenants in common**, ("Grantees"), its 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. 455 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a Plan recorded in Book 6250, Page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Howell Park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, of record in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Sheryl Straudacher*, an unmarried woman by Warranty Deed from Adam S. Krise, a single man, recorded on the 28th day of July, 2015 in Instrument No. 20150728-0074283, in the Register's Office of Davidson County, Tennessee.

*Sheryl Straudacher and Sheryl Staudacher being one the same person. Title was erroneously vested as Sheryl Straudacher.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6250, Page(s) 868.

Terms and provisions of by-Laws recorded in Book 6816, Page 411 (Page 420), as amended in Book 11429, Page 947 and Instrument No. 20070521-0060147. Charter of Howell Park Homeowners Association recorded at Instrument No. 20000508-0046074.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HOWELL PARK, A CONDOMINIUMS of record in Book 6816, Page 411.

Easement for construction and maintenance of a drainage facility, recorded in Instrument No. 20020531-0065914.

Conveyance to the State of Tennessee recorded at Instrument No. 20060608-0068012.

This is improved property located at 455 2ND AVE S Nashville. TN 37201-2318

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 31st day of July, 2017.

Sheryl Staudacher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sheryl Staudacher, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021