THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170612494**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson Co The actual consideration or value, whichever is greater, for this transfer is: $421,000.00. Affiant Subscribed and sworn to before me, this 28th day of July, 2017. Notary Public My Commission Expires: 10/23/19

BILL GARRETT, Davidson County
Trans:T20170066493 DEEDWARR
Recvd: 08/02/17 14:00 2 pgs
Fees:13.00 Taxes:1557.70
20170802-0078743

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 10-23-2019

WARRANTY DEED

Address New Owner: Lindsey Heath Mulloy and Robert Carroll Heird 200 C Oceola Avenue Nashville TN 37209	Send Tax Bills To: Renasant Bank 2001 Park Pl. N. #650 Birmingham, AL 35203	Tax Information: Tax Parcel ID No. 103-02-0K-009.00-CO

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, **William J. Newell, Jr., and Tanish Alan Newell, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lindsey Heath Mulloy, an umarried woman and Robert Carroll Heird, an unmarried man, 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:

Land situated in Davidson County, Tennessee, being Unit 9, as established in Declaration of Covenants, Conditions and Restrictions for Catalyst Nashville, a Horizontal Property Regime with Private Elements of record at Instrument No. 20150113-0003593, amended in Instrument No. 20160921-0099727 and Instrument No. 20161031-0115049 in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to William J. Newell, Jr. and Tanish Alan Newell, husband and wife by Warranty deed from Catalyst Nashville, LLC, a Tennessee limited liability company of record in Instrument No. 20160412-0034835 Register's Office for Davidson County, Tennessee, dated April 08, 2016 and recorded on April 12, 2016.

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 421, Page 36, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150113-0003593. and amended Instrument No. 20150113-0003593, amended in Instrument No. 20160921-0099727 and Instrument No. 20161031-0115049 , Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on

race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Easements of record in Instrument Number 20150402-0028666 and 20150415-0033424, in the Register's Office for Davidson County, Tennessee.

Charter of record in Instrument Number 20150402-0029006, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 200 C Oceola Avenue Nashville TN 37209

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, Grantors have executed this instrument on this 28th day of July, 2017.

William J. Newell, Jr.

Tanish Alan Newell

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William J. Newell, Jr. and Tanish Alan Newell, 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 28th day of July, 2017.

Notary Public
My Commission Expires: _____

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