WARRANTY DEED

PAMELA OPPENHUIZEN STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN
My Comm. Exp. 03-19-19

Y-VRES-17-520

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/19/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
SAFARI ONE ASSET COMPANY, LLC	**SAFARI ONE ASSET COMPANY, LLC**	
(NAME) **5001 Plaza On The Lake, #200**	(NAME) **8300 N. Mopac Expressway, #200**	**149-02-0A-090.00-CO**
(ADDRESS) **Austin, TX 78746**	(ADDRESS) **Austin, TX 78759**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/23/17 09:46 3 pgs
Fees:18.00 Taxes:638.25
20170823-0086455

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KIMBALL BRADFORD HARDISTY AND WIFE, DANIELLE RENE HARDISTY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SAFARI ONE ASSET COMPANY, LLC,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 120 on the Plan of Piccadilly Square, Phase I of record in Plat Book 5200, Page 720 through 722, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimball Bradford Hardisty and wife, Danielle Rene Hardisty as tenants by the entirety by Quitclaim eed from Kimball Bradford Hardisty of record in Instrument No. 20170418-0037751 Register's Office for Davidson County, Tennessee, dated April 15, 2017 and recorded on April 18, 2017.

This conveyance is subject to:
- Taxes for the year 2017.
- All matters shown on the Plan of record in Plat Book 5200, Page (s) 720 through 722, inclusive, 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 Book 6236, Page 683 amended in Book 6295, page 506; Book 6295, page 520; Book 6300, page 409; Book 6306, page 833; Book 6355, page 322; Book 6496, page 100; Book 6496, page 107; Book 6496, page 114; Book 6518, page 184 and Book 6518, page 190, Register's Office for Davidson County, Tennessee.
- Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 6530, page 819 ; Book 6186, page 235; Book 6251, page 616 and Book 6298, page 491, Register's Office for Davidson County, Tennessee.
- Document of Clarification of record in Book 6830, page 739, Register's Office for Davidson County, Tennessee.
- By-Laws of Picadilly Square Homeowners Association of record in Book 6295, page 572; Book 6295, page 580; Book 6295, page 588; Book 6300,page 431 and Book 7288, page 963, Register's Office for Davidson County, Tennessee.
- Charter of Picadilly Square Homeowner's Association of record in Book 6295, page 518; amended in Book 6295, page 556; Book 6295, page 564 and Book 6300, page 423, Register's Office for Davidson County, Tennessee.
- QuitClaim Deed for common areas to Picadilly Square Homeowner's Association of record in Book 6236, page 680 corrected in Book 6295, page 503; Book 6496, page 99 and Book 7778, page 366, Register's Office for Davidson County, Tennessee.
- Amendment to information brochure of record in Book 6295, page 596; Book 6295, page 602 and Book 6300, page 439, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **520 Piccadilly Row, Nashville, Tennessee 37013**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 21st DAY OF AUGUST, 2017.

Kimball Bradford Hardisty

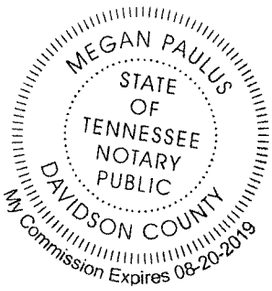
Danielle Rene Hardisty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of August, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

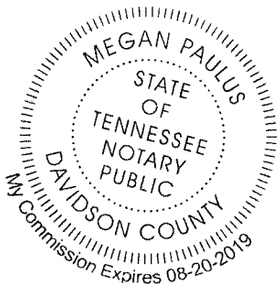


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 21st of August, 2017.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Timothy D. Wardlow, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TENNESSEE

County of SHELBY

Personally appeared before me, Pamela Oppenhuizen, a notary public for this county and state, Timothy D. Wardlow who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

Notary's Seal (If on paper)

