THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170712760**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $461,318.00. Affiant Subscribed and sworn to before me, this 22nd day of August, 2017. Notary Public My Commission Expires: 9-11-17

AMY DIETERLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170073662 DEEDWARR
Recvd: 08/24/17 09:12 2 pgs
Fees:13.00 Taxes:1706.88
20170824-0086913

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Valerie Maloian 1516 A Arthur Avenue Nashville TN 37208	New owner 1516 A. Arthur Ave Nashville, TN 37208	Tax Parcel ID No. 081-12-0X-001.00-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, **3rd Ave, LLC and Trust Development, LLC** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Valerie Maloian, a single woman** ("Grantee"), her 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. A on the Plan of Arthur Avenue Brownstones II, a Horizontal Property Regime With Private Elements, established by and Site Plan of record in Exhibit B" of the Declaration of Covenants, Conditions and Restrictions at Instrument No. 20150422-0036125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the unit., together with any interest in any common area.

Being a portion of the same property conveyed to 3rd Avenue LLC and Trust Development LLC by Quitclaim deed from 3rd Ave, LLC of record in Instrument No. 20150422-0036126 Register's Office for Davidson County, Tennessee, dated April 22, 2015 and recorded on April 22, 2015 and Affidavit recorded on May 20, 2015 in Instrument No. 20150520-0046423.

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.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150422-0036125, 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

Charter to HOA of record in Instrument Number 20130430-0043103 and 20160830-0090984, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.

This is improved property located at 1516 A Arthur Avenue Nashville TN 37208

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 22nd day of August, 2017.

3rd Ave, LLC

BY: _____
John Morris, Sr. Sole Member

Trust Development, LLC

BY: _____
James B Creason, Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Morris, Sr., with whom I am personally acquainted, and who upon oath acknowledged himself to be the Sole Member of 3rd Ave., LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Member.

Witness my hand, at office, 22nd day of August, 2017.

_____
Notary Public
My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James B Creason, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Manager of Trust Development LLC, a Tennessee limited liability company, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Manager.

Witness my hand, at office, this 22nd day of August, 2017.

_____
Notary Public
My Commission Expires: _____

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