THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 170813082** Bill Garrett Davidson County Batch# 8562 **DEEDWARR** 10/04/2017 03:14:08 PM 2 pgs Fees: $13.00 Taxes: $2,016.50 20171004-0101960	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me, this 29th day of September, 2017. Notary Public My Commission Expires: 11/20/18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

WARRANTY DEED

Address New Owner: Brian Kerstetter and Alison P Kerstetter 323 Garfield Street Nashville TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-05-0T-006.00-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, **4th and Garfield, LLC, a Georgia limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Kerstetter and Alison Kerstetter, husband and wife**, ("Grantees"), their 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. 6 of Fourth & Garfield, a Townhouse Planned Unit Development located at Nashville, Davidson County, Tennessee, and described in a Declaration of Protective Covenants, Conditions and Restrictions for Fourth & Garfield, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record as Instrument No. 20150807-0079079 and amended in Instrument No. 20161228-0136094 and in Instrument No. 20170810-0081961, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Fourth & Garfield, a Townhouse Planned Unit Development, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20150807-0079079, and Bylaws appended thereto as Exhibit "D", said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to 4th and Garfield, LLC, a Georgia limited liability company by Warranty deed from Mark Waynick and wife, Donya Waynick of record in Instrument No. 20150701-0063678 Register's Office for Davidson County, Tennessee, dated June 25, 2015 and recorded on July 01, 2015 and Scrivener's Affidavit recorded on February 03, 2017, in Instrument no. 20170203-0011871.

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 21, Page 7, Register's Office for Davidson County, Tennessee.
Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Protective Covenants, Conditions and Restrictions for Fourth & Garfield, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements) with By-Laws appended thereto, of record in Instrument Number 20150807-0079079 and amended in Instrument No. 20161228-0136094 and in Instrument No. 20170810-0081961, 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 for Fourth & Garfield Owners Association, Inc. of record in Instrument Number 20150807-0079074, in the Register's Office for Davidson County, Tennessee.
Subject to all matters shown on the Plan attached as Exhibit "B" to the Declaration of Protective Covenants, Conditions and Restrictions for Fourth & Garfield, a Townhouse Planned Unit Development, (Horizontal Property Regime with Private Elements), of record as Instrument No. 20150807-0079079, Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150618-0058167, in the Register's Office for Davidson County, Tennessee.
Easement Agreement for Public Street Right-of-Way of record in Instrument Number 20150616-0057138, in the Register's Office for Davidson County, Tennessee.
Easement Agreement for Public Utility of record in Instrument Number 20150624-0060386, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 323 Garfield Street 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, Grantor has executed this instrument on this 29th day of September, 2017.

4th & Garfield, LLC

By: Christopher A Rudd as Managing Member of Thrive Homes, LLC, which is the sole Member of 4th & Garfield, LLC

State of Tennessee
County of Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher A. Rudd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Thrive Homes, LLC, which is the sole Member of 4th & Garfield, LLC, a Georgia Limited Liability Company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and Seal this the 29th day of September, 2017.

Notary Public
My commission expires:

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