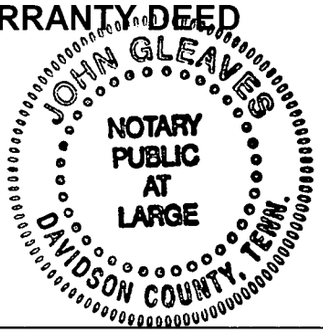
WARRANTY DEED



J-KW-18-1058-H

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3-6-18

(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)
Bult Holdings LLC	**New Owner**	
(NAME)	Bill Garrett Davidson County Batch# 55965 **DEEDWARR** 02/06/2018 03:01:47 PM 2 pgs Fees: $13.00 Taxes: $943.50 20180206-0012088	**82-14-A-12.00CO**
13132 Denton Hill		
(ADDRESS)		
Fort Wayne, IN 46845		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **ARROW PROPERTY SOLUTIONS, LLC, A NEVADA LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BULT HOLDINGS LLC, AN INDIANA LIMITED LIABILITY COMPANY,** 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 1058 of Riverfront Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Riverfront Condominiums of record in Instrument No. 20051221-0153160 and amended in Instrument No. 20051228-0155671, and second amendment in Instrument No. 20060518-0058640 and 20150402-0029055, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit E to said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Arrow Property Solutions, LLC, by Warranty Deed from Dorian Ray Novak, unmarried, recorded April 17, 2015 in Instrument No. 2015417-0034057, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Amendment to ByLaws of Riverfront Condominium Owner's Association, Inc. of record in Instrument Number 20090109-0002382, in the Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20051216-0151344, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for common areas and open space to Riverfront Condominium Owners' Association, Inc. of record in Instrument Number 20061229-0161139, in the Register's Office for Davidson County, Tennessee.
- Agreement for dedication of easement of record in Book 7228, page 400, Register's Office for Davidson County, Tennessee.
- Easement granted USA by Phillip Kerrigan, Jr. and wife, being two in number, in connection with Cheatham Lock and Dam Project on Cumberland River being known as Tracts M-1321-E and M-1359-E, filed for record in Book 2303, page 437, Register's Office.
- Easement for Lick Branch Sewer and easement for East Nashville Interceptor Sewer for the City's sewage disposal system and plant, as reserved in deed from City of Nashville to Alfred T. Levine, Trustee, of record in Book 2098, page 166, said Register's Office.
- Agreement between City of Nashville and Phillip Kerrigan, Jr, as shown by decree of record in Minute Book 55, page 468, of the Third Circuit Court in connection with 72" internal diameter tunnell, Lick Branch outfall sewer, interceptor sewers and structures.
- Easement granted USA by Nashville Gas Company of record in Book 2199, page 537, said Register's Office, in connection with Cheatham Lock and Dam Project on Cumberland River known as Tract No.

M-1322-E.
- Easement for sanitary sewer and/or storm drainage of record in Book 11112, page 881, said Register's Office.
- Memorandum of Lease with Web Service Company, Inc., of record in Book 11233, page 522, said Register's Office.
- Grant of Easement of record in Instrument Number 20160301-0019392, in the 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: **1058 1st Avenue North, Nashville, Tennessee 37201**.

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 2 DAY OF FEBRUARY, 2018.

Arrow Property Solutions, LLC

Board Room Ventures, LLC (Member)

BY: _____
John Pollard
Sole Member of Board Room Ventures, LLC

Home Sweet Home Ventures, LLC (Member)

BY: _____
Melody Paulsen
Sole Member of Home Sweet Home Ventures, LLC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN POLLARD, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER OF BOARD ROOM VENTURES, LLC, Member of ARROW PROPERTY SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER OF BOARD ROOM VENTURES, LLC, Member of ARROW PROPERTY SOLUTIONS, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of February, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELODY PAULSEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER OF HOME SWEET HOME VENTURES, LLC, Member of ARROW PROPERTY SOLUTIONS, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER OF HOME SWEET HOME VENTURES, LLC, Member of ARROW PROPERTY SOLUTIONS, LLC executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of February, 2018.

_____
Notary Public
My Commission Expires: 8/20/2019
(SEAL)

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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