Bill Garrett Davidson County
Batch# 72955 DEEDWARR
03/26/2018 10:01:30 AM 4 pgs
Fees: $23.00 Taxes: $6,349.20
20180326-0027995

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$1,716,000.00**

Affiant

Subscribed and sworn to before me, this the 22 day of March, 2018.

Notary Public

My commission expires:
(AFFIX SEAL)

Carrie Borden
State of Tennessee
Notary Public
Williamson County
My Commission Expires December 6, 2021

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01287-42319

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richland Building Partners, LLC	**Same**	105-10-0-N-001.00-CO 105-10-0-N-002.00-CO 105-10-0-N-003.00-CO 105-10-0-N-004.00-CO 105-10-0-N-005.00-CO 105-10-0-N-006.00-CO 105-10-0-N-007.00-CO 105-10-0-N-008.00-CO 105-10-0-N-009.00-CO 105-10-0-N-010.00-CO 105-10-0-N-011.00-CO 105-10-0-N-012.00-CO
658 Murfreesboro Pike		
Nashville, TN 37210		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

VT Enterprises, LLC a Tennessee limited liability company located at 5235 Shady Grove Road, Memphis, TN 38120-2403

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richland Building Partners, LLC, a Tennessee limited liability company located at 658 Murfreesboro Pike, Nashville, TN 37210.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 and all areas shown as Private Elements, General Common Elements and Limited Common Elements and the Conservation Parcel, of EIGHTH AVENUE PLACE TOWNHOMES, also known as 8TH AND ARGYLE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20160217-0014835, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description, and further described as follows:

Being the same property conveyed to Land Development.com, Inc., by Warranty Deed dated 08/08/2013 from South Nashville Partners, LLC of record in Instrument 20130813-0084776, as corrected in Instrument 20140421-0032725, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to VT Enterprises, LLC, a Tennessee limited liability company by Warranty Deed dated 08/15/2017 from Land Development.com, Inc., a Tennessee corporation of record in Instrument 20170818-0085143, as corrected in Instrument 20180301-0019265, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (_X_) Unimproved (____) property known as **Lot No.s 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 at Eighth Avenue Place Townhomes, also known as 8th and Argyle**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as shown on ***EXHIBIT "A"***; 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 Grantees, 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 22nd day of March, 2018.

VT Enterprises, LLC
a Tennessee limited liability company

By: _____

Name: Victor Bishara

Its: Co-Member

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, the undersigned, a Notary Public of said County and State, personally appeared Victor Bishara of **VT Enterprises, LLC**, a Tennessee limited liability company the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, being authorized to do so, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22 day of **March, 2018.**

Carrie Borden

Notary Public

My Commission Expires:

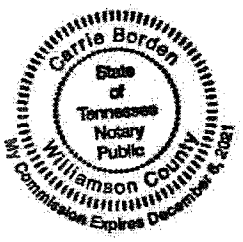


EXHIBIT "A"

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 105-10-0-N-001.00-CO, 105-10-0-N-002.00-CO, 105-10-0-N-003.00-CO, 105-10-0-N-004.00-CO, 105-10-0-N-005.00-CO, 105-10-0-N-006.00-CO, 105-10-0-N-007.00-CO, 105-10-0-N-008.00-CO, 105-10-0-N-009.00-CO, 105-10-0-N-010.00-CO, 105-10-0-N-011.00-CO, 105-10-0-N-012.00-CO, payment expressly assumed by Grantee.

2. All matters as set forth per Plat Book 161, Page 48, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instrument of record as Instrument No. 20071116-0134525, said Register's Office

4. Master Declaration of Covenants, Conditions and Restrictions of record in Instrument 20160217-0014835, Register's Office for Davidson County, Tennessee.

5. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 20160105-0000693, Register's Office for Davidson County, Tennessee.

6. Agreement for Dedication of Easement and/or Public Street Right of Way of record in Instrument 20160502-0042885, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

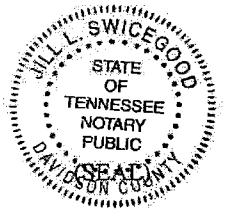
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L. Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary Public

My Commission Expires: 9/14/2018

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