THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Bill Garrett Davidson County
Batch# 79793 DEEDWARR
04/11/2018 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00
20180411-0034152

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID #s:
Red Group LLC 2507 Westfield Dr. Lebanon, TN 37090	Owner	163-02-0C-300.00, 302.00, 304.00, 306.00, 308.00, 310.00, 312.00, 314.00, 316.00, 318.00, 320.00, 322.00, 324.00, 326.00, 328.00, 330.00, 332.00, 333.00, 334.00, 335.00, 336.00, 337.00, 338.00, 339.00, 341.00, 343.00, 345.00, 347.00, 349.00, 350.00, 351.00, 352.00, 353.00, 354.00, 355.00, 356.00, 357.00, 358.00, 359.00, 360.00, 361.00, 362.00, 363.00, 364.00, 365.00, 366.00, 367.00, 368.00, 369.00, 370.00, 371.00, 372.00, 373.00, 374.00, 375.00, 376.00, 377.00, 378.00, 379.00, 380.00, 381.00, 382.00, 383.00, 384.00, 385.00, 386.00, 387.00, 388.00, 389.00, 391.00, 393.00, and 395.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ASHRAF W. MANNAN AND MECHEAL A. FALTAS**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **RED GROUP LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 333, 334, 335, 336, 337, 338, 339, 341, 343, 345, 347, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 391, 393, and 395 of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803, and Instrument No. 20080108-0002295, and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ashraf W. Mannan and Mecheal A. Faltas by Special Warranty Deed from AR Phase II, LLC of record on May 13, 2015, at Instrument No. 20150513-0043661, Davidson County Register of Deeds.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 10 day of **April, 2018**:

Ashraf W. Mannan

Mecheal A. Faltas

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ASHRAF W. MANNAN**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of April, 2018:

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MECHEAL A. FALTAS**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10 day of April, 2018:

Notary Public

My Commission Expires: 5/23/18

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1,400,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2018:

Notary Public

My Commission Expires: 1/28/19

True Copy Certification

I, George H. White, 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.

George H. White

George H. White

State of Tennessee
County of Rutherford

Personally appeared before me, Mary M. Richardson, a notary public for this county and state, George H. White, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Mary M. Richardson

Notary's Signature

My Commission Expires: 1/28/19

MARY M. RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY