THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180315545** Bill Garrett Davidson County Batch# 80974 **DEEDWARR** 04/16/2018 09:52:42 AM 2 pgs Fees: $13.00 Taxes: $858.40 20180416-0035376	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $232,000.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2018. Notary Public My Commission Expires:

SHIRRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Good People Properties LLC 117 Avalon Bay Drive Old Hickory, TN 37138	Send Tax Bills To: New Owner	Tax Information: Parcel ID No. 093110C01400CO

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, **Tyler Johnston Harris, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Good People Properties LLC, a Tennessee limited liability company**, ("Grantees"), its 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. 14 on the Plan of Rutledge House Condominiums, of record in Plat Book 11700, Page 26, as amended in Plat Book 6200, Page 318, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed by Quitclaim Deed from Martee Johnston Harris to Tyler Johnston Harris, unmarried as recorded on the 21st day of April, 2017 in Instrument No. 20170421-0039151 and Warranty Deed from Haley M. Hazlitt, married, F/K/A Haley McLemore to Martee Johnston Harris and Tyler Johnston Harris, joint tenants with rights of survivorship as recorded on the 7th day of October, 2013 in Instrument No. 20131007-0104904, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 11700, Page(s) 26 and Plat Book 6200, Page 318.

Charter of Homeowners Association recorded in Book 11687, Page 735.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RUTLEDGE HOUSE CONDOMINIUMS of record in Book 11687, Page 739.

Easement for water and sewage, recorded in Book 6974, Page 696.

Easement recorded in Book 6807, Page 851, Book 6616, Page 614, Book 10512, Page 477 and Book 10512, Page 464.

Rutledge Hill Redevelopment Plan recorded in Book 7084, Page 983, Book 10512, Pages 464 and 477.

Facade Guidelines recorded in Book 7631, Page 606.

This is improved property located at 606 2nd Avenue South Nashville, TN 37210

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 13th day of April, 2018.

Tyler Johnston Harris

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler Johnston Harris, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of April, 2018.

Notary Public

My Commission Expires: _____

