Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

WARRANTY DEED

Bill Garrett Davidson County
Batch# 94052 DEEDWARR
05/18/2018 09:37:32 AM 7 pgs
Fees: $38.00 Taxes: $1,683.50

20180518-0047679

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $455,000.00.

Affiant

Subscribed and sworn to me on.

NOTARY PUBLIC

My Commission Expires:

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY:
Richard W. Sebastian
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #31587

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Continental Partners, LLC 3705 Wimbledon Road Nashville, TN 37215	SAME ADDREWS AS NEW OWNER	104060A15500CO 104060A15400CO 104060A15300CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Meredith E. Flautt, Jr., individually, as to a one-half undivided interest and Meredith E. Flautt, Jr., Executor of The Estate of Mary Louise Flautt, deceased and Meredith E. Flautt, Jr. and Joseph Zanone Flautt, Co-Trustees of The Meredith E. Flautt, Sr. Family Trust established under the Last Will & Testament of Mary Louise Flautt and of record as part of Docket No. 14P708 in the Seventh Circuit Court, Probate Division for Davidson County and Meredith E. Flautt, Jr. and Joseph Zazone Flautt and Lucylle Flautt Moucka and Margery Flautt Satterwhite, individually as beneficiaries of The Meredith E. Flautt, Sr. Family Trust devisee under the Last Will & Testament, hereinafter called **"GRANTORS,"** have bargained and sold, and by

these presents does transfer and convey unto Continental Partners, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, Tennessee described as follows: to-wit:

Being Units Nos. D, E and F on the Plan of Revision of First Floor, Continental Condominium, of record in Plat Book 6900, Page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Meredith E. Flautt, Jr. by deed from 3415 West End Associates, of record as Instrument No. 199912230306875, Register's Office for Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Meredith E. Flautt, Jr. to Mary Louise Flautt, an undivided one-half (1/2) interest, as recorded on the 24th day of July, 2013 in Instrument No. 20130724-0076719, Register's Office for Davidson County, Tennessee. The said Mary Louise Flautt having since died on April 22, 2014 (See Probate No. 17P708 in the Seventh Circuit Court Probate Division for Davidson County at Nashville, Tennessee).

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson and Nashville taxes which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Continental Condominium, as recorded in Plat Book 5200, Page(s) 399, 400 and 401, in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Charter of Homeowners Association recorded in Book 5864, Page 834, in the Register's Office for Davidson County, Tennessee.
4. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Continental Condominium of record in Book 5862, Page 589, as amended by instrument(s) of record in Book 6135, Page 788, Book 6435, Page 549 and Book 7475, Page 137, all of record in the Register's Office for Davidson County, Tennessee, also subject to easements, rights and interests 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 building thereon.

5. Matters on the Plan recorded in Plat Book 6900, Page 43, in the Register's Office for Davidson County, Tennessee, Revision of First Floor establishing Commercial Area.
6. Resolutions recorded in Book 7461, Page 217 and Instrument Nos. 20051024-0128399 and 20160108-0001989, in the Register's Office for Davidson County, Tennessee.
7. Memorandum of Agreement recorded at Instrument No. 20010514-0049446, in the Register's Office for Davidson County, Tennessee.
8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 3415 West End Avenue #101D, 101E, & 101F, Nashville, TN 37203.

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 does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 14 day of May, 2018.

Meredith E. Flautt, Jr.

The Estate of Mary Louise Flautt:

By: _____
Meredith E. Flautt, Jr., Executor

The Meredith E. Flautt, Sr. Family Trust, as Devisee under the Last Will & Testament of Mary Louise Flautt

By: _____
Meredith E. Flautt, Jr., Co-Trustee

By: Joseph Zazone Flautt
Joseph Zazone Flautt, Co-Trustee

Zazone Flautt
Joseph Zazone Flautt
Joseph Zazone Flautt

Zazone Flautt
Lucylle J. Moucka
Lucylle Flautt Moucka

Margery J. Satterwhite
Margery Flautt Satterwhite

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Meredith E. Flautt, Jr. to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 14, 2018.

NOTARY PUBLIC

My Commission Expires: 5/6/19



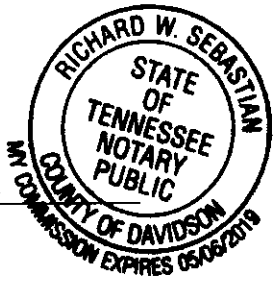
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Meredith E. Flautt, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged that he is the Executor of The Estate of Mary Louise Flautt established under the Last Will & Testament of Mary Louise Flautt, deceased of record as part of Docket No. 17P-708 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, and as said Executor, is authorized to execute this instrument on behalf of The Estate of Mary Louise Flautt in his capacity as Executor.

Witness my hand and official seal on May 14, 2018.

NOTARY PUBLIC

My Commission Expires: 5/6/19



STATE OF TENNESSEE, COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Meredith E. Flautt, Jr. & Joseph Zazone Flautt, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged that they are the Co-Trustees of The Meredith E. Flautt, Sr. Family Trust established under the Last Will & Testament of Mary Louise Flautt, deceased of record as part of Docket No. 17P-708 in the Seventh Circuit Court, Probate Division for Davidson County, Tennessee, and as said Co-Trustees, are authorized to execute this instrument on behalf of the Trust in their capacity as Trustees.

Witness my hand and official seal on May 14, 2018.

NOTARY PUBLIC

My Commission Expires: 5/6/19

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/06/2019

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Joseph Zazone Flautt to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 14, 2018.

NOTARY PUBLIC

My Commission Expires: 5/6/19

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/06/2019

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Lucylle Flautt Moucka to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 14, 2018.

NOTARY PUBLIC

My Commission Expires: 5/6/19

RICHARD W. SEBASTIAN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES 05/06/2019

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Margery Flautt Satterwhite to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on May 11, 2018.

June E. Rowell
NOTARY PUBLIC

My Commission Expires: 9-7-21

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 7, 2021