THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 180516389** Bill Garrett Davidson County Batch# 110941 DEEDWARR 06/29/2018 11:54:02 AM 2 pgs Fees: $13.00 Taxes: $2,293.63 20180629-0063141	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $619,900.00. Affiant Subscribed and sworn to before me, this 22nd day of June, 2018. Notary Public My Commission Expires: ABBY BENSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES DECEMBER 15, 2021

WARRANTY DEED

Address New Owner: Michael E. Kelley and Jennifer L. Kelley 816 13th Avenue South Nashville TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-13-0T-011.00-CO

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, **Gulchetto Enterprises, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael E. Kelley and Jennifer L. Kelley, husband and wife**, ("Grantees"), their 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. 11, Element Gulch, a Condominium, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for Element Gulch, a Condominium, of record in Instrument No. 20150930-0099318, as amended in Instrument No. 20160208-0012097, and Instrument No. 20160727-0077432, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gulchetto Enterprises, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Restoration Properties, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160613-0059685 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on June 13, 2016.

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.

Taxes for the year 2018, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 161, Page 61, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150930-0099318, as amended in Instrument No. 20160208-0012097, and Instrument No. 20160727-0077432 Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a)

is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150520-0046353, in the Register's Office for Davidson County, Tennessee.

Charter for Element Gulch Association, Inc. of record in Instrument Number 20151023-0107999, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.

This is improved property located at 816 13th Avenue South Nashville TN 37203

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 22nd day of June, 2018.

Gulchetto Enterprises, LLC

BY: _____
William Ruff, Managing Member

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Ruff, with whom I am personally acquainted, and who upon oath acknowledged himself to be the Managing Member of Gulchetto Enterprises, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Managing Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Managing Member.

Witness my hand, at office, this 22nd day of June, 2018.

_____
Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021