THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 181018102

Return to:
GRIFFIN, CLIFT, EVERTON & MASCHMEYER, PLLC
ATTORNEYS AT LAW
3489 GUAIL HOLLOW, SUITE 100
MEMPHIS, TN 38120

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SHELBY)

The actual consideration or value, whichever is greater, for this transfer is: $656,000.00.

Affiant

Subscribed and sworn to before me, this8th day of November, 2018.

Notary Public
My Commission Expires: 10/05/19

JENNIFER L. LAPE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY

Karen Y Johnson Davidson County
Batch# 159301 DEEDWARR
11/14/2018 09:00:25 AM 2 pgs
Fees: $13.00 Taxes: $2,427.20

20181114-0112054

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Galbraith Mash TN, LLC. 1515 Harding Place Nashville, TN 37215	New Owner	Tax Parcel ID No. 131-02-0-169.00 (Parent P

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, **Libra Holdings, LLC., a Tennessee limited liability compnay** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Galbraith Mash TN, 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 Units A and B, 2013 GALBRAITH Land in Davidson County, Tennessee, being Units A and B, 2013 GALBRAITH DRIVE, a Townhouse Planned Unit Development, as shown in Exhibit "B" of Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20180516-0046737, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Libra Holdings, LLC, a Tennessee limited liability company by Warranty Deed from Charles David Fowler and Jennifer Barry Fowler, husband and wife, recorded on the 7th day of December, 2015 in Instrument No. 20151207-0122884, 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 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 843, Page(s) 66.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants Conditions and Restrictions recorded in Instrument No. 20180516-0046737.

Articles of Organization for Libra Holdings, LLC recorded at Instrument No. 20130301-0021018.

FYI: Please be advised per the new Assessor Cards- Unit A is showing an address of 2013 B Galbraith Drive and Unit B is showing an address of 2013 A Galbraith Drive.

This is improved property located at 2013 Galbraith Drive Nashville TN 37215

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 8th day of November, 2018.

Libra Holdings, LLC.

By: _____
Victor Bishara, Sole Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Victor Bishara with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the sole member (or other officer authorized to execute the instrument) of Libra Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 8th day of November, 2018

_____
Notary Public

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022