Name and Address of New Owner:
T4 Properties, LLC
2298 Henpeck Ln.
Franklin, TN 37064

Send Tax Bills To:
T4 Properties, LLC
2298 Henpeck Ln.
Franklin, TN 37064

This Instrument Prepared By:
Steven P. Disser, Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 093-05-2A-123.00-C

Karen Y Johnson Davidson County
Batch# 161901 DEEDWARR
11/16/2018 12:11:30 PM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20181116-0113086

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Wendy Ann Carpenter f/k/a Wendy Ann Ivester and Timothy A. Carpenter, wife and husband**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **T4 Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 604, WATAUGA CONDOMINIUMS, FORMERLY KNOWN AS POLK MANOR, and the limited common area appurtenant thereto, as established under Master Deed of record in Instrument No. 20061025-0132105, Register's Office for Davidson County, Tennessee, to which master deed reference is hereby made for a more complete description of said unit.

Being the same property conveyed to Todd Ivester (erroneously referred to as Todd Ivestor) by Warranty Deed from Watauga Condominiums, Inc., of record as Instrument No. 20061205-0150207, Register's Office for Davidson County, Tennessee. Further, pursuant to Marital Dissolution Agreement executed in that certain case styled Wendy Ann Ivester v. Todd Ellis Ivester, Williamson County Chancery Court, Case No. 41714, being the same property conveyed unto Wendy Ann Ivester, by Quitlaim Deed dated June 24, 2014 from Todd Ivester a/k/a Todd Ellis Ivester, of record in Instrument No. 20140626-0055868 in the Official Records of Davidson County, Tennessee.

This is improved property known as 222 Polk Ave. Unit 604, Nashville, TN 37203.

THIS CONVEYANCE IS MADE SUBJECT TO NOTES, EASEMENTS, BUILDING SETBACK LINES, AND ALL MATTERS SET FORTH ON THE PLAT, WHICH IS EXHIBIT "B" IN THE AMENDED AND RESTATED MASTER DEED, WATAUGA CONDOMINIUMS, OF RECORD IN INSTRUMENT NO. 20061025-0132105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND THE PLAN OF RECORD ATTACHED AS EXHIBIT "B" IN THE MASTER DEED FOR POLK MANOR, A CONDOMINIUM, OF RECORD IN BOOK 6339, PAGE 289, SAID REGISTER'S OFFICE. ALSO SUBJECT TO RIGHTS, CONDITIONS, AND OBLIGATIONS SET FORTH IN THE AFOREMENTIONED MASTER DEEDS AND AMENDMENTS IN BOOK 6697, PAGE 889, SAID REGISTER'S OFFICE, AND FIRST AMENDMENT TO AMEND THE AMENDED AND RESTATED MASTER DEED WATAUGA CONDOMINIUMS INCLUDING ALL EXHIBITS ATTACHED THERETO AND THE AMENDED AND RESTATED CONDOMINIUM BYLAWS OF WATAUGA CONDOMINIUMS, INC., OF RECORD IN INSTRUMENT NO. 20180123-0007047, SAID REGISTER'S OFFICE. FURTHER SUBJECT

TO RESTRICTIVE COVENANTS AND EASEMENTS OF RECORD AFFECTING PROPERTY, IF ANY, AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of November, 2018.

(SEAL)
Wendy Ann Carpenter

(SEAL)
Timothy A. Carpenter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of November, 2018, before me personally appeared Wendy Ann Carpenter and Timothy A Carpenter, to me known* to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed. *(or proved to me on the basis of satisfactory evidence)

Witness my hand, at office, this 15th day of November, 2018.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

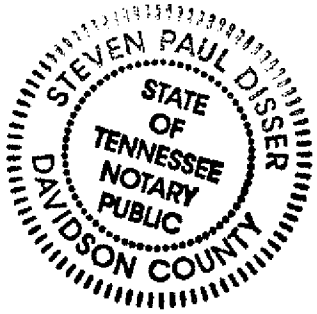
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Wendy Ann Carpenter
(Affiant)

Sworn to and subscribed before me this
15th day of November, 2018.

Notary Public
My commission expires: 3/8/21
File No. 2018-81



Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

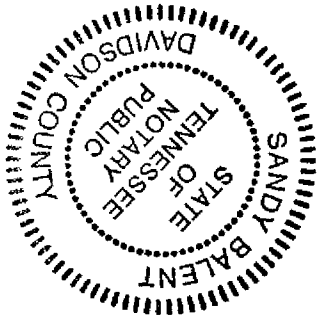
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).