Karen Y Johnson Davidson County
Batch# 172799 DEEDWARR
12/12/2018 08:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20181212-0120761

ADDRESS NEW OWNER: Michael Robert Comolli

1625 B Chase Street
Nashville, TN 37216

SEND TAX BILL TO: New Owner

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 31099

MAP-PARCEL NOS. 72-10-4-E-2.00 CO

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Exit Properties General Partnership, a Tennessee general partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Michael Robert Comolli, a single man** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 1625 B as shown on Exhibit "B" of the "Declaration Establishing a Horizontal Property Regime for 1625 Chase Street Townhomes" of record in Instrument No. 20170901-0090206, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee general partnership, from Steve R. Griffith by Quitclaim Deed recorded on October 16, 2017, in Instrument No. 20171016-0106027, Register's Office for Davidson County, Tennessee.

This is property with a common address of 1625 B Chase Street, Nashville, TN 37216.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid by the Grantor at closing.(2) All matters appearing on the Plan of record in Book 421, Page 33, Register's Office for Davidson County, Tennessee.(3) Declaration Establishing a Horizontal Property Regime or 1625 Chase Street Townhomes in Instrument No. 20170901-0090206, said Register's Office. By-Laws contained in said Declaration as Exhibit C.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 28th day of November 2018.

Exit Properties General Partnership, a Tennessee general partnership, Seller

By: SRGTN Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: Joseph Kent Carter, Trustee, of SRGTN Trust dated December 9, 2016

By: Integrity Properties Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of Integrity Properties Trust dated December 9, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of November 2018, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of the SRGTN Trust dated December 9, 2016, and is authorized by him to execute this instrument on his behalf by virtue of a Limited Power of Attorney recorded in Instrument No. 20171016-0106024, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office, this 28th day of November 2018.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of November 2018, personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of the Integrity Properties Trust dated December 9, 2016, and is authorized by him to execute this instrument on his behalf by virtue of a Limited Power of Attorney recorded in Instrument No. 20171016-0106023, in said Register's Office.

Witness my hand and official seal at office, this 28th day of November 2018.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

_____
Affiant

Subscribed and sworn before me this 28th day of November 2018.

_____
Notary Public
My Commission Expires: 10/31/2020

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File No. 1811K305

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the 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.

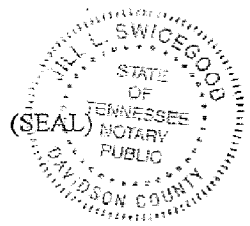
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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