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

CRT File No. 181018068

Karen Y Johnson Davidson County
Batch# 176259 **DEEDWARR**
12/20/2018 08:58:24 AM 2 pgs
Fees: $13.00 Taxes: $2,238.50

20181220-0123727

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $605,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of December, 2018.

Notary Public
My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Stephen Ball 820 13th Avenue South Nashville TN 37203	New Owner	Tax Parcel ID No. 093-13-0T-013.00 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 **Stephen Ball, unmarried man**, ("Grantee"), his 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 13, on the plan of Element Gulch, as shown on Exhibit B to the Declaration of Element Gulch, a Horizontal Property Regime with Private Elements of record in Instrument No. 20150930-0099318, amended in Instrument No. 20160208-0012097, and in Instrument No. 20160727-0077432, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being part of the same property conveyed to RESTORATION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from HOME MAKERS, INC., A TENNESSEE CORPORATION, of record as Instrument No. 20020603-0066946, dated June 3, 2002, said Register's Office. Then being further conveyed to GULCHETTO ENTERPRISES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Quitclaim Deed from RESTORATION PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20160613-0059685, dated May 23, 2016, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 093-13-0T-013.00 CO.

Matters shown on the Plan of record in Plat Book 161, page 61, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No.

20150930-0099318, amended in Instrument No. 20160208-0012097 and in Instrument No. 20160727-0077432, said Register's Office.

Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record as Instrument No. 20161024-0111840, said Register's Office.

Agreement for Dedication of Easement and/or Public Street Right of Way of record as Instrument No. 20161108-0118037, said Register's Office.

Subject to an alley closing and any easement(s) retained in Bill No. 72-383, filed with the Metropolitan County Clerk's Office for Davidson County, Tennessee.

This is improved property located at 820 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 3rd day of December, 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 3rd day of December, 2018.

_____
Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022