WARRANTY DEED

PREPARED BY
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
STE 115
BRENTWOOD TN 37027

RETURNED TO

G-JOULE-18-30

ROBIN S. EDWARDS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,000.00.

Janice Collins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF JANUARY, 2019.

Robin S. Edwards
Notary Public

MY COMMISSION EXPIRES: 3/24/2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 186580 DEEDWARR
01/22/2019 10:43:22 AM 2 pgs
Fees: $13.00 Taxes: $1,413.40

20190122-0005895

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Kelly Giraldo and Kenneth A Giraldo	**New Owner**	
(NAME)	(NAME)	**84-1-F-30.00CO**
300 Colbert Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JOULE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY GIRALDO AND KENNETH A GIRALDO, WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 30, Joule, as described in the Declaration of Covenants, Conditions and Restrictions for Joule, of record in Instrument No. 20160815-0084729, amended in Instrument Nos. 20170426-0041065 and 20171204-0123409, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Joule, LLC, a Tennessee limited liability company, by Quitclaim Deed from LVH, LLC, a Tennessee limited liability company, recorded November 10, 2015 in Instrument No. 20151110-0114494 and by Quitclaim Deed from Core Development Services, recorded November 10, 2015 in Instrument No. 20151110-0114493; further being part of the same property conveyed to Core Development Services by Quitclaim Deed from LVH, LLC, recorded February 5, 2014 in Instrument No. 20140205-0010142 and further being part of the same property conveyed to LVH, LLC by Warranty Deed from Jason Papuchis, recorded February 28, 2013 in Instrument No. 20130228-0020187, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

- Subject to Declaration of Covenants, Conditions and Restrictions for Joule of record in Instrument No. 20160815-0084729, amended in Instrument Nos. 20170426-0041065 and 20171204-0123409, Register's Office for Davidson County, Tennessee.
- Easement for Trunk Sanitary Sewer of record in Book 3498, Page 632, Register's Office for Davidson County, Tennessee.
- Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4154, Page 190, Register's Office for Davidson County, Tennessee.
- Easement for Public Access of record in Instrument No. 20160518-0049528, Register's Office for Davidson County, Tennessee.
- Easement set out in Deed in Book 2903, Page 520, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities of record in Instrument No. 20151102-0111071, Register's Office for Davidson County, Tennessee.
- Declaration of Public Street Right-of-Way of record in Instrument Nos. 20151221-0128088 and 20160108-0002230, Register's Office for Davidson County, Tennessee.
- Agreement for Maintenance of Landscape Buffer of record in Instrument No. 20160815-0084730, Register's Office for Davidson County, Tennessee.
- Easement to Comcast of record in Instrument No. 20180207-0012285, Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Taxes for 2019 and subsequent years a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **300 Colbert Way, Nashville, Tennessee 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 16 DAY OF JANUARY, 2019.

Joule, LLC, a Tennessee Limited Liability Company

BY: _____
Jenn Garrett
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JENN GARRETT, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of JOULE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of January, 2019.

_____
Notary Public
My Commission Expires: 10-7-19
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212