THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 190319606

Karen Johnson Davidson County
Batch# 214744 **DEEDWARR**
04/08/2019 08:46:45 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20190408-0031418

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 3rd day of April, 2019.

Notary Public
My Commission Expires: 01/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 01/06/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Benson E Curb 1216 Hawkins Street Nashville TN 37203	new owner	Tax Parcel ID No. 093-13-0T-017.00 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** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benson E Curb, and Jacquie Curb, husband and wife** ("Grantees"), their 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 No. 17 of Element Gulch, a Condominium, a Horizontal Property Regime with Private Elements, as shown on the plat attached as Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Element Gulch, a Condominium, of record in Instrument No. 20150930-0099318, as amended in Instrument No. 20160208-0012097 and Instrument No. 20160727-0077432, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Gulchetto Enterprises, LLC, a Tennessee Limited Liability Company by Quitclaim deed from Restoration Properties LLC, a Tennessee limited liability company of record in Instrument No. 20160613-0059685 Register's Office for Davidson County, Tennessee, dated May 23, 2016 and recorded on June 13, 2016.

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.

Taxes for the year 2019, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Book 161, Page 61, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150930-0099318, as amended in Instrument No. 20160208-0012097 and in Instrument No. 20160208-00012097 and amended in Instrument No. 20160727-0077432 and Scriveners Affidavit recorded in Instrument No. 20180824-0084267, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 61-AR-19-1216

race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20150520-0046353, in the Register's Office for Davidson County, Tennessee.
Charter for Element Gulch Association, Inc. of record in Instrument No. 20151023-0107999, in the Register's Office for Davidson County, Tennessee.
Agreement for Dedication of Easement and/or Public Street Right-of-Way of record in Instrument Number 20161108-0118037, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20161024-0111840, in the Register's Office for Davidson County, Tennessee.
Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1216 Hawkins Street 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 April, 2019.

Gulchetto Enterprises, LLC

BY:_____
William Ruff, Chief Executive Officer

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 Chief Executive officer of Gulchetto Enterprises, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Chief Executive officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Chief Executive officer.

Witness my hand, at office, this 3rd day of April, 2019

_____
Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022