G#31750-2

BOX #14

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

CRT File No. 190319645

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of May, 2019.

Notary Public
My Commission Expires: 1/17/21

Karen Johnson Davidson County
Batch# 227689 DEEDWARR
05/09/2019 08:53:01 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20190509-0043405

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Ben Park 211 La Vista Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 131-05-0I-001.00-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, **Thrive Signature Homes, LLC, a Georgia limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ben Park and Paula Hurley, husband and wife** ("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 No. 211 on the Plan of Thrive Lavista Homeowners' Association, a Horizontal Property Regime with Private Elements, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions for Thrive Lavista Homeowners' Association, of record in Instrument No. 20160720-0074772 and amended in Instrument No. 20161007-0106611, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of Thrive Lavista Homeowners' Association, shown on Exhibit "C" to the First Amendment to the Declarations of record in Instrument No. 20161007-0106611, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being a portion of the same property conveyed to Thrive Signature Homes, LLC, A Georgia Limited Liability Company by Warranty deed from 211 Lavista, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20160720-0074771 Register's Office for Davidson County, Tennessee, dated July 12, 2016 and recorded on July 20, 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 Plat Book 2330, Page 156, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2094, Page Page 229 and Book 2796, Page 506, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160720-0074772 and amended in Instrument No. 20161007-0106611, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on 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

This is improved property located at 211 La Vista Drive Nashville TN 37215

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, the undersigned has executed this instrument and it is effective as of the 7th day of May, 2019.

Thrive Signature Homes, LLC

By: Kirstin Hobday as Member of The Thrive Group, LLC, which is the sole Member of Thrive Signature Homes, LLC

State of TENNESSEE
County of WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Kirstin Hobday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Member of The Thrive Group, LLC, which is the sole Member of Thrive Signature Homes, a Georgia Limited Liability Company, the within named bargainor, and that she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in her above-stated capacity.

Witness my hand and Seal this 6th day of May, 2019.

Notary Public
My commission expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES MARCH 13, 2022