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

CRT File No. 190219404

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $679,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of June, 2019.

Notary Public
My Commission Expires: _____

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 256117 DEEDWARR
07/12/2019 11:24:28 AM 2 pgs
Fees: $13.00 Taxes: $2,512.30

20190712-0068223

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Peter L. Duncanson 1616C 4th Avenue North Nashville TN 37208	New Owner	Tax Parcel ID No. 082-05-0U-005.00-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, **4th & Garfield LLC, a Georgia Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Peter L. Duncanson and Cynthia K, Duncanson, 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 13, Fourth and Garfield, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Fourth and Garfield, a Townhouse Planned Unit Development (Horizontal Property Regime with Private Elements), of record in Instrument Number 20150807-0079079, as amended by First Amendment of record in Instrument Number 20170810-0081961, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to 4th & Garfield, LLC, a Georgia limited liability company by Warranty deed from Nicole Piersiak, unmarried of record in Instrument No. 20170726-0075841 Register's Office for Davidson County, Tennessee, dated July 20, 2017 and recorded on July 26, 2017.

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 21, Page 7, 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 20150807-0079079, as amended in Instrument Number 20170810-0081961, 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
Charter for Homeowners Association of record in Instrument Number 20150807-0079074, in the Register's Office for Davidson County, Tennessee.
Stormwater Facilities and Systems of record in Instrument Number 20151029-0109984, in the Register's Office for Davidson County, Tennessee.
Declaration of Restrictive Covenants for Stormwater Facilities and Systems of record in Instrument Number 20170830-0089127, 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.
Subject to the Notice of Completion of record in Inst. No. 20190426-0038592.
Subject to the Second Amendment and Modification to Note and Deed of Trust Recorded on April 26, 2019, in Official Recirds Inst. 201903150023917.

This is improved property located at 1616C 4th Avenue North Nashville TN 37208

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 warrants this instrument is effective as of the 28th day of June, 2019.

4th & Garfield, LLC

By: Christopher A Rudd as Managing Member
of Thrive Homes, LLC, which is the sole Member of 4th & Garfield, LLC

STATE OF GEORGIA)
COUNTY OF FULTON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Christopher A. Rudd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Managing Member of Thrive Homes, LLC, which is the sole Member of 4th & Garfield, LLC, a Georgia Limited Liability Company, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand and Seal this the 27th day of June, 2019.

Notary Public
My commission expires: 5/2/23

Crystal Robinson
NOTARY PUBLIC
DeKalb County, GEORGIA