Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

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

CRT File No. 191023343

Karen Johnson Davidson County
Batch# 329012 DEEDWARR
12/13/2019 09:30:25 AM 2 pgs
Fees: $13.00 Taxes: $2,512.30
20191213-0128661

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 9th day of December, 2019.

Notary Public
My Commission Expires:

TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gary Caballero and Rosemary Brogan, Co-Trustees of The Brogan-Caballero Family Trust,dated April 11, 2008. 622 Gilroy Dr. Capitola, CA 95010	New Owner	Tax Parcel ID No. 082-05-0U-007.00-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 **Gary Caballero and Rosemary Brogan, Co-Trustees of The Brogan-Caballero Family Trust, dated April 11, 2008.**, ("Grantees"), its 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 15, Fourth and Garfield, as shown in the Declaration of Protective Covenants Conditions and Restrictions for Fourth & 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 portion of the same property conveyed to 4th and 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 2020, 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 Facilites and Systems of record in Instrument Number 20170830-0089127, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1616A 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 has executed this instrument on this 9th day of December, 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 TENNESSEE
COUNTY OF WILLIAMSON

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 9th day of December, 2019.

Notary Public
My commission expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 13, 2022