GENERAL WARRANTY DEED

This instrument prepared by:

Amanda M. Howard
Attorney at Law
P.O. Box 924
Jamestown, TN 38556

PROPERTY OWNER/SEND TAX BILLS TO:

Christopher Riner and wife,
Stephanie Riner
375 North Grove
Manteno, IL 60950

Tax Identification: **051 10 0I 012.00**

For good and valuable consideration received, **ELLINGTON GROUP, GP, a Tennessee General Partnership**, does hereby sell and convey unto **CHRISTOPHER RINER and wife, STEPHANIE RINER**, the following described real estate:

Land in Davidson County, Tennessee being Unit 12 of the Niche (formerly known as the Ellington Crossing Townhomes), a horizontal property regime with private elements, as set out in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

SUBJECT to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20190104-0001080, Register's Office of Davidson County, Tennessee, and as amended in Instrument No. 20190108-0002096 and Instrument No. 20210111-0004563, in said Register's Office.

Being a portion of the property conveyed to Ellington Group, GP, a Tennessee General Partnership, by Quitclaim Deed from Ellington Group, GP, a Tennessee General Partnership, of record in Instrument No. 20181101-0108554, in the Register's Office for Davidson County, Tennessee, dated October 29, 2018, and recorded November 1, 2018.

This is improved property known as 500 Creative Way, Unit 1, Madison, TN 37115

TO HAVE AND TO HOLD unto grantee in fee simple. Grantor covenants lawful seizin and possession, right to convey, and that the land is unincumbered, and will warrant and defend the title thereto against all lawful claims. This 9th day of April, 2021.

Karen Johnson Davidson County
Batch# 632208 **DEEDWARR**
05/10/2021 12:55:31 PM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210510-0062519

ELLINGTON GROUP, GP

By: _____ Managing Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2021, before me personally appeared Jimmy Saba, to me know (or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be Managing Partner of Ellington Group, GP, the within named bargainor, a Tennessee general partnership, and that he as such Managing Partner, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of Ellington Group, GP, as Managing Partner

Witness my hand and official seal, this the 9th day of April, 2021.

Jennifer Morgan
NOTARY PUBLIC

My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024

STATE OF TENNESSEE
COUNTY OF Davidson

I, or we, hereby swear or affirm that the consideration of this transfer or value of the property transferred, whichever is greater, is $325,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair, voluntary sale.

AFFIANT

Sworn to and subscribed before me on this the 9th day of April, 2021.

Jennifer Morgan
NOTARY PUBLIC

My Commission Expires: 11/6/2024

JENNIFER MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2024