SATURN & MAZER
FILE BOX 4
SP 43145

Davidson County DEEDWARR
Recvd: 07/27/04 15:12 2pgs
Fees:13.00 Taxes:5087.50
20040727-0089786

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: 7/29/2006
(AFFIX SEAL)

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
139 Partners JEM NASHVILLE PROPERTIES, LLC (NAME)	139 Partners (NAME)	Map: 93-05
1912 21st Avenue South (ADDRESS)	SAME (ADDRESS)	Parcels: 101.00 CO thru 126.00 CO
Nashville, Tennessee 37203 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert M. Allbritton , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 139 Partners, a Tennessee General Partnership comprised of Aaron White and Hunter Connelly as to a 1/3 undivided interest and JEM Nashville Properties, LLC as to an undivided 2/3 undivided interest , HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit Nos. 99, 101, 102, 103, 104, 201, 202, 203, 204, 301, 302, 303, 304, 401, 402, 403, 404, 501, 502, 503, 504, 601, 602, 603 and 604 on the Plan of Polk Manor Condominium, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6339, page 281, and amended by Book 6697, page 889, Register's Office of Davidson County, Tennessee, together with an undivided percentage in the Common Elements appurtenant to said units, as set forth in the Master Deed and Bylaws. Reference is hereby made to the Plat of Polk Manor Condominium, included in the Master Deed and Bylaws at Book 6339, page 303, for a more complete identification and description of said units.

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Being the same property conveyed to Robert M. Allbritton, Single by Warranty Deed dated March 16, 2001 from Watauga House Partners, a Tennessee Joint Venture presently composed of Joseph A. Daugherty and wife, Connie Daugherty as to a 70% interest and Carol Van Heltebrake, as a 30% interest of record in Instrument No. 20010326-0028482, Register's Office for Davidson County, Tennessee

Subject to Master Deed and By-Laws as shown of record in Book 6339, Page 281 and Book 6697, Page 889, Register's Office for said County.

Subject to Deed of Trust executed by Robert M. Allbritton to Saturn and Mazer Title, Trustee for Watuaga House Partners securing the original principal amount of $990,000.00 dated 3/16/01 and recorded on 3/25/01 of record in Instrument No 200103260028483 in the Register's Office for Davidson County, Tennessee and assumed by Grantees herein.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easement of record, (3) all subdivision / condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 222 Polk Ave., Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this.

Robert M. Allbritton

STATE of Tennessee
COUNTY of Davidson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Robert M. Allbritton the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 30th day of June 2004

My Commission Expires: 9.16.07

Notary Public

R. MARK DOUGALL
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

File Number2405077
RETURN TO:
Cumberland Title Company
216 Centerview Drive
Suite 139
Brentwood, TN 37027