WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $207,050.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: May 14, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 01/27/06 10:52 2 pgs
Fees:13.00 Taxes:766.09

20060127-0010570

THIS INSTRUMENT WAS PREPARED BY
U.S. Title Partners, Inc., 7101 Executive Center Drive, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederica Grimaldi	Frederica Grimaldi	092 16 0C 409.00
(NAME)	(NAME)	
807 18th Ave. South Condominium 409	807 18th Ave. South Condominium 409	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 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, **807 Eighteenth Partners, LLC**, a Tennessee limited liability corporation HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frederica Grimaldi, a single woman 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:

Land in Davidson County, Tennessee, being Unit 409, 807 EIGHTEENTH AVENUE Condominiums, as established under Master Deed of record in Instrument 20041214-0148798, as amended in 20041216-0149823 and 20050504-0050222 and further described on plan of record attached to said Master Deed as "Exhibit E" in the Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed by Warranty Deed from Harold Shedd, unmarried and Mitchell Shedd, unmarried to 807 Eighteenth Partners, LLC, a Tennessee limited liability company as recorded on the 27th day of July, 2004, in Instrument No. 20040727-0089846 and Boundary Line Settlement, Quitclaim Deed and Grant of Easement from 807 Eighteenth Partners, LLC to Charles S. Ryan, an individual as recorded on the 20th day of April, 2005 in Instrument No. 20050420-0044082, in the Register's Office of Davidson County, Tennessee.

Parking Space #26 is included as an appurtenance to this Unit in the Third Amendment to the Master Deed of record in Instrument No. 20051123-0142078, said Register's Office for Davidson County, Tennessee. This appurtenance is deeded with the unit and is not transferable in any fashion except with a transfer of the Unit.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐

This is improved ☒ property, known as 807 18th Ave. South Condominium 409, 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 hand this 24th day of January, 2006

807 Eighteenth Partners, LLC
by Martin H. Heflin, its Chief Manager

NOTARY AFFIDAVIT

State of Tennessee, County of Davidson:

On January 24, 2006 before me, the Undersigned, a Notary

Public in and for said state, personally appeared

Martin H. Heflin, Chief Manager of 807 Eighteenth Partners, LLC, a Tennessee limited liability company

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

(seal)

Signature

Printed name: Andrea P. Grisham

My commission expires: 5.14.08