WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/19/07 10:43 2 pgs
Fees:13.00 Taxes:654.70
20071019-0124054

ANDREW P. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,945.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 5-14-08

(AFFIX SEAL)

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
Peggy Rosenblatt	Peggy Rosenblatt	104-4E-406.00C
(NAME)	(NAME)	
1101 18th Avenue, South, Unit 406	5118 Annesway Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Rosenblatt, a married woman, HEREINAFTER CALLED THE GRANTEE, HER 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 406, 1101 EIGHTEENTH AVENUE, SOUTH, AS SHOWN IN MASTER DEED RECORDED AT INSTRUMENT NO. 20060807-0096688, RERECORDED AT INSTRUMENT NO. 20060817-0101760, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING PART OF THE SAME PROPERTY CONVEYED TO 1101 EIGHTEENTH PARTNERS, LLC, BY WARRANTY DEED FROM BOBBY W. HURT AND WIFE, PAMILA A. HURT, RECORDED ON THE 22ND DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050922-0113802, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARKING SPACE NUMBER 66 IS INCLUDED AS AN APPURTENANCE TO THIS UNIT. 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:

1. County of Davidson taxes for the year 2007 and thereafter, not yet due and payable.

2. New Map and Parcel for Unit 406 – 104-04-OE 406.00 Taxes for 2007 being $586.25.

3. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq., as to Unit 406.

4. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

5. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing 1101 EIGHTEENTH AVENUE Condominium of record in Instrument No. 20060807-0096688, rerecorded at Instrument No. 20060817-0101760 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

6. Easement recorded in Instrument No. 20060120-0007524. Storm with detention and drainage.

Unimproved ☐

This is improved ☒ property, known as 1101 18th Avenue, South, Unit 406, Nashville, Tennessee 37212

(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 GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, her 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 5th day of October, 2007.

1101 Eighteenth Partners, LLC by
Martin H. Heflin, Managing Member

NOTARY AFFIDAVIT

State of Tennessee, County of Davidson }SS:

On October 5, 2007 before me, the Undersigned, a Notary Public in and for said state, personally appeared

MARTIN H. HEFLIN, MANAGING MEMBER OF 1101 EIGHTEENTH PARTNERS, LLC

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) ANDREW P. GRISHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Signature

Printed name: Andrew P. Grishan

My commission expires: 5-14-08