WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100027989 DEEDWARR
Recvd: 05/10/10 15:24 2 pgs
Fees:13.00 Taxes:1147.00
20100510-0035834

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 5, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Mathieu Catherine L. Mathieu	SAME Michael E. Mathieu	104-4-E-411CO
(NAME) 560 Glendobbin Rd. ~~1101 18th Avenue South, Unit 411~~	(NAME) 560 Glendobbin Rd.	
(ADDRESS) Winchester, VA 22603 ~~Nashville, TN 37212~~	(ADDRESS) Winchester, VA 22603	
(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, **1101 Eighteenth Partners, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael E. Mathieu and wife, Catherine L. Mathieu**, 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 411, 1101 Eighteenth Avenue South, as established under Instrument No. 20060807-0096688, and re-recorded in Instrument No. 20060817-0101760, and amended by the First Amendment to Master Deed recorded in Instrument No. 20090624-0058837, Register's Office for said County to which reference is hereby made.

Together with Parking Spaces Number 12 & 13 which are being assigned as Limited Common Elements appurtenant to the above described Unit, as set forth and defined in the Master Deed as amended.

Subject to current years taxes, restrictions, easements, covenants and/or rights of way of record in said Register's Office.

unimproved ☐

This is improved ☒ property, known as **1101 18th Avenue South, Unit 411, Nashville, TN 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 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 7th day of May, 2010.

1101 Eighteenth Partners, LLC

By: , Chief Manager
Martin H. Heflin, Chief Manager

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Martin H. Heflin, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Chief Manager for 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such Chief Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing this instrument on behalf of 1110 Eighteenth Partners, LLC.

Witness my hand and official seal at Nashville, Tennessee this 7TH DAY OF MAY, 2010.

Commission expires:

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011