BILL GARRETT, Davidson County
Trans:T20130102636 DEEDWARR
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Fees:13.00 Taxes:1108.15
20131206-0124452

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,500.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **November, 2013** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 30 Burton Hills Blvd, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arthur Katz	F&M Bank	081080T00100CO
(NAME)	(NAME)	
1829A 5th Ave North	50 Franklin Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Clarksville, TN, 37040	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Amy Sadler, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Arthur Katz, unmarried**, 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 No. 1829 A of 5th and Coffee Townhomes, a Planned Unit Development established pursuant to the provision of the Tennessee horizontal property act as the same is set out in Section 68-27-101, et seq. of the Tennessee Code Annotated, under the declaration of covenants, conditions and restrictions, establishing 5th and Coffee Townhomes of record in Instrument Number 20111020-0081710, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the by-laws for the administration thereof, and all easements, rights, and interest 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 buildings thereof; said unit being depicted on Exhibit C; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit D.

Being the same property conveyed to Amy Sadler by deed from Kenner & McLean Development Group, Inc., a Tennessee Corporation dated February 28, 2013 of record at Instrument No. 20130306-0022121, Register's Office for Davidson Count, Tennessee. Previously being a portion of the same property conveyed to Kenner & McLean Development Group, Inc., a Tennessee Corporation by deed from CRM Central Properties, LLC dated May 10, 2011 of record in Instrument No. 20110511-0035988, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1829A 5th Ave North, Nashville, TN 37208

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, has 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 our hands this **26th** day of **November, 2013**

Amy Sadler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Amy Sadler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **November, 2013**

Notary Public

My commission expires: _____

KAREN L. TRUSTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2016

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DAVIDSON COUNTY
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Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122