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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 15023132**<br><br>BILL GARRETT, Davidson County<br>Trans:T20150018914 DEEDWARR<br>Recvd: 03/16/15 14:04 2 pgs<br>Fees:13.00 Taxes:813.63<br>20150316-0022376 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $219,900.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 13th day of March, 2015.<br><br>Notary Public<br>My Commission Expires: SHIRA HUGHES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO My Commission Expires 09-11-2017 |

## WARRANTY DEED

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| Address New Owner:<br>Ryan S. Freebing<br>1101 18Th Ave S #500<br>Nashville TN 37212 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>104040E50000CO |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Felch, husband and wife, Christina M. Baum** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan S. Freebing**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 500, 1101 Eighteenth Avenue, South, as shown in Master Deed recorded at Instrument No. 20060807-0096688, rerecorded at Instrument No. 20060817-0101760, as amended at Instrument No. 20090624-0058837, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Thomas Felch, husband and wife, Christina M. Baum by Warranty Deed from Martin H. Heflin, Managing Member of 1101 Eighteenth Partners, LLC, a Tennessee Limited Liability Company, recorded on the 12th day of December, 2007 in Instrument No. 20071212-0143271, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

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 of record in Instrument No. 20060807-0096688, re-recorded at Instrument No. 20060817-0101760, as amended by instrument(s) of record in Instrument No. 20090624-0058837.

Easement recorded in Instrument No. 20060120-0007524.

Stormwater Detention Agreement recorded at Instrument No. 20060120-0007509. An Application to Combine Parcels recorded at Instrument No. 20060213-0017351.

Reciprocal Easement recorded at Instrument No. 20070926-0114981.

Inspection and Maintenance Agreement recorded at Instrument No. 20071010-0120355.

This is improved property located at 1101 18Th Ave S #500 Nashville, TN 37212.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 13th day of March, 2015.

Thomas Felch by Allen Huggins as attorney in fact
Thomas Felch,
by Allen Huggins, attorney-in-fact

Christina M. Baum by Allen Huggins as attorney in fact
Christina M. Baum,
by Allen Huggins, attorney-in-fact

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Allen Huggins,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact for Thomas Felch and Christina M. Baum,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 13th day of March, 2015.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES
MARCH 25, 2018