BILL GARRETT, Davidson County
Trans:T20150071043 DEEDWARR
Recvd: 08/21/15 14:48 2 pgs
Fees:13.00 Taxes:1257.63
20150821-0084766

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M15-1716

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Steven Townsend LaToya Townsend 1106A 2nd Avenue South Nashville, TN 37210	New Owner	105-3-F-1.00

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $339,900.00

Affiant

Subscribed and sworn to before me, this the 20th day of August, 2015.

Notary Public

My Commission Expires: 2/24/18
(Affix Seal)

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We **ASM Partners, LLC, a Tennessee limited liability company,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Steven D. Townsend and LaToya Townsend, husband and wife,** 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 A as shown on the plan of Horizontal Property Regime of 1106 2nd Ave. So., created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for 1106 2nd Avenue South Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20140926-0089017, Register's Office for Davidson County, Tennessee; including without limitation; those By-Laws appended thereto; together with an undivided percentage interest in the Common Elements appurtenant to each Unit. Reference is hereby made to the plan of Horizontal Property Regime of 1106 2nd Ave. So., shown as Exhibit to the aforementioned Declaration, for a more complete identification and placement of said Unit, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to ASM Partners, LLC, a Tennessee limited liability company by Warranty Deed from Builder Ventures, LLC, A Tennessee limited liability company, dated March 6, 2014, recorded March 13, 2014, of record in Instrument No. 20140313-0021212, Register's Office for Davidson County, Tennessee, and further, being the same property conveyed to Builder Ventures, LLC by Warranty Deed from Blackacre Properties, LLC, dated September 6, 2012, recorded September 26, 2012, of record in Instrument No. 20120926-0087554, Register's Office for Davidson County, Tennessee, and further being the same property conveyed to Blackacre Properties LLC by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee, dated August 30, 2012, recorded September 26, 2012, of record in Instrument No. 20120926-0087553, said Register's Office, and further being the same property conveyed to The Metropolitan Government of Nashville and Davidson County, Tennessee by Final Decree Confirming Sale to the Metropolitan Government of Nashville and Davidson County, Tennessee (Tax Sale) from Homer Crenshaw, et ux, Delinquent Taxpayers as shown on the 2002 Real Property Tax Records of the Metropolitan Government of Nashville and Davidson County, Tennessee, dated February 5, 2001, recorded February 18, 2003, in Instrument No. 20030218-0020988, said Register's Office.

This is ☒ Improved OR ☐ Unimproved property located at: **1106A 2nd Aveune South, Nashville, TN 37210**

This conveyance is made subject to (1) Property taxes for the year 2015, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to Grantees who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

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. Whenever used, the singular number 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 **20th** day of **August, 2015.**

GRANTOR(S)

ASM Partners, LLC, a Tennessee limited liability company

By: Javad Salimi, Authorized Signor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county mentioned, personally appeared **Javad Salimi**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the **Authorized Signor** of **ASM Partners, LLC** the within named bargainor, a limited liability company, and that such **Javad Salimi**, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as **Authorized Signor**.

Witness my hand and official seal on this the **20th** day of **August, 2015.**

Notary Public
My Commission Expires:

JESSICA LASCELLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016