BILL GARRETT, Davidson County
Trans:T20150071699 DEEDWARR
Recvd: 08/25/15 08:13 3 pgs
Fees:18.00 Taxes:1443.00
20150825-0085505

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|---|---|
| THIS INSTRUMENT PREPARED BY:<br>Mudter & Patterson<br>An Association of Attorneys<br>3811 Bedford Avenue<br>Suite 205<br>Nashville, Tennessee 37215<br><br>FTEC File No. 32596-08-2015 | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br>The actual consideration or value, whichever is greater, for this transfer is: $390,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 21st day of August, 2015.<br><br>Notary Public<br>My Commission Expires: |

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Emmit Martin<br>600 B Fatherland Street<br>Nashville, TN 37206 | Avenue Bank<br>3823 Cleghorn Avenue<br>Nashville, TN 37215 | Map and Parcel No.:<br>082 16 0 O 002 00CO |

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, ZGold Partners LLC, a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Emmit Martin ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

J. unmarried

This is improved property located at 600 B Fatherland Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 21st day of August, 2015.

ZGold Partners LLC
a Tennessee limited liability company

By: _____
Jeff Zeitlin, Member Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeff Zeitlin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Member Manager of ZGold Partners LLC, a Tennessee limited liability company, 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 and official seal at office, this 21st day of August, 2015.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

_____
Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 2, together with the appurtenant interest in the common elements of Fatherland @ 6th Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20140822-0076655, amended in Instrument No. 20150710-0067195, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 1 on the Plan of J.S. Williams Addition to Edgefield of record in Plat Book 21, page 45, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to ZGold Partners, LLC a Tennessee limited liability company (erroneously conveyed to ZGold Partners, a Tennessee limited liability company) by deed dated July 30, 2014 from Julian Gomez, unmarried, Eric Rajotte, unmarried and Richard Rajotte, married of record in Instrument No. 20140804-0069695, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2015, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 082 16 0 O 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Fatherland @ 6th Townhomes, of record in Instrument No. 20140822-0076655, amended in Instrument No. 20150710-0067195, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 21, page 45, Register's Office for Davidson County, Tennessee.