WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150090007 DEEDWARR
Recvd: 10/22/15 09:39 2 pgs
Fees:13.00 Taxes:2090.50
20151022-0107467

B-DP-15-1725A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
David Scott Pritchett	**Avenue Bank**	
(NAME)	(NAME)	
1725 A 14th Avenue South	**3823 Cleghorn Avenue**	**105-09-0Y-001.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212	**Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **DESPERADO PROPERTIES, LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DAVID SCOTT PRITCHETT, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that 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, on the Plan of the Declaration of Covenants, Conditions and Restrictions for 1725 14th Avenue South Townhomes, with Private Elements, of record in Instrument No. 20150106-0001172, in the Register's Office for Davidson, Tennessee, to which reference is hereby made for a more particular description of said unit.

Being a portion of the same property conveyed to Desperado Properties, LLC by Warranty deed from Ahmed Muallem and wife, Aziza Muallem of record in Instrument No. 20141113-0104988 Register's Office for Davidson County, Tennessee, dated November 12, 2014 and recorded on November 13, 2014. Being a portion of the same property conveyed to Ahmed Muallem and wife, Aziza Muallem by Quitclaim deed from Gutheria Sanders of record in Instrument No. 20140305-0018317 Register's Office for Davidson County, Tennessee, dated February 28, 2014 and recorded on March 05, 2014

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20150106-0001172, Register's Office for Davidson County, Tennessee.
- Charter of 1725 14th Avenue South Townhomes Homeowners' Association, Inc., of record in Instrument Number 20150114-0004116, in the Register's Office for DavidsonCounty, Tennessee.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1725 A 14th Avenue South, Nashville, Tennessee 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 16th DAY OF OCTOBER, 2015.

Desperado Properties, LLC

BY: _____
Max Khazanov
President

BY: _____
John Eldridge
Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MAX KHAZANOV, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the PRESIDENT of DESPERADO PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of October, 2015.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN ELDRIDGE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the VICE-PRESIDENT of DESPERADO PROPERTIES, LLC the within named bargainor, a limited liability company, and that he/she as such VICE-PRESIDENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of October, 2015.

_____
Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212