WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150107333 DEEDWARR
Recvd: 12/21/15 09:37 2 pgs
Fees:13.00 Taxes:1110.00
20151221-0127984

B-JG-15-5506B-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Elaine Redfern
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 8/20/19 (AFFIX SEAL)

NATHAN KEITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

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)
Elaine Redfern	new owner	
(NAME)	(NAME)	**91-2-V-2.00 CO**
5506 ~~B~~ A New York Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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 **NASHVILLE INTOWN DEVELOPMENT CO., LLC,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **ELAINE REDFERN, UNMARRIED,** 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 B, 5506 NEW YORK AVENUE TOWNHOMES, as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20141226-0118126, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Nashville Intown Development Co, LLC by Warranty Deed from Cason A. Dickinson, unmarried, recorded on the 30th day of April, 2014 in Instrument No. 20140430-0036179, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN NO. 2 OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 172, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Covenants, Conditions and Restrictions as set forth in Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20141226-0118126 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- Charter of Homeowners Association recorded at Instrument No. 20141226-0118127.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5506 B New York Avenue, Nashville, Tennessee 37209**.

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 18th DAY OF DECEMBER, 2015.

Nashville Intown Development Co, LLC

BY: _____
Jeff Gaw, Member

BY: _____
Sean Lewis, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeff Gaw, 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 member of Nashville Intown Development Co, LLC, the within named bargainor, a limited liability company, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of December, 2015.

_____
Notary Public

My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sean Lewis, 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 member of Nashville Intown Development Co, LLC, the within named bargainor, a limited liability company, and that he/she as such member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 18th day of December, 2015.

_____
Notary Public

My Commission Expires: 3-6-18

JOHN CLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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