THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16036929** R & R to: **Ortale, Kelley, Herbert & Crawford** **330 Commerce Street, Suite 110** **Nashville, TN 37201** Box 36	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $160,000.00. June Rowell Affiant Subscribed and sworn to before me, this 18th day of May, 2016. Notary Public My Commission Expires: 9.13.17 APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

WARRANTY DEED

Address New Owner: Andrew D'Agostino 901B Winston Place Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093110C00800CO

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, **Justin E. Levenson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew D'Agostino, unmarried** ("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 No. 8 on the Plan of Rutledge House Condominiums, a horizontal property regime, of record in Book 6200, Page 318, amended in Book 11700, Page 26, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Justin E. Levenson by Warranty Deed from Rutledge House Partners, recorded on the 2nd day of July, 2002 in Instrument No. 20020702-0079485, 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 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RUTLEDGE HOUSE CONDOMINIUMS, as recorded in Plat Book 6200, Page(s) 318, amended in Book 11700, Page 26.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RUTLEDGE HOUSE CONDOMINIUMS of record in Book 11687, Page 739 ; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Charter of Rutledge House Condominium Owners' Association, Inc. recorded in Book 11687, Page 735.

BILL GARRETT, Davidson County
Trans:T20160042242 DEEDWARR
Recvd: 05/19/16 14:23 2 pgs
Fees:13.00 Taxes:592.00
20160519-0050360

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6807, Page 851.

Easement for Sanitary Sewer, recorded in Book 6974, Page 969.

This is improved property located at 600 2ND AVE S Nashville TN 37210-2065

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 18th day of May, 2016.

Justin E. Levenson by Josh Anderson attyinfact

Justin E. Levenson
By: Josh Anderson, 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, Josh Anderson, 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 Justin E. Levenson, 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 18th day of May 2016.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018