Davidson County DEEDWARR
Recvd: 08/18/16 11:00 4 pgs
Fees:23.00 Taxes:2404.63
**20160818-0086341**

#32812

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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>**FTEC File No. 32812-01-2016**<br><br>**Record & Return To:**<br>**First Title & Escrow Company, Inc.**<br>**3811 Bedford Ave, Suite 205**<br>**Nashville, TN 37215** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $649,900.00.<br><br>Affiant<br>Subscribed and sworn to before me this 16 day of August, 2016.<br><br>Notary Public<br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Stephen A. Rawlins<br>Melissa B. Rawlins<br>426 Van Buren<br>Nashville, TN 37208 | **Send Tax Bills To:**<br>New Owner | **Tax Information:**<br>Map and Parcel No.:<br>082 09 0 J 506 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, **ZM Development Partners, LLC, a Tennessee limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen A. Rawlins and Melissa B. Rawlins, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 426 Van Buren, Nashville, TN 37208

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 16th day of August, 2016.

ZM Development Partners, LLC, a Tennessee limited liability company

BY: _____
Jeff Zeitlin, Chief Manager

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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 Chief Manager of ZM Development 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, at office, this 16th day of August, 2016.

_____ Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No.426, together with the appurtenant interest in the common elements of Morgan Park Place West Condominiums, a horizontal property regime established by Declaration of record in Instrument No. 20140408-0029304, as an amendment to the Master Deed of Morgan Park Place West Condominiums in Instrument No. 20100622-0048863, said Declaration having been corrected by Scrivener's Affidavit in Instrument No. 20140425-0035118, and Scrivener's Affidavit in Instrument No. 20150910-0092062, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Correction to Declaration in Instrument No. 20140425-0035118, said Register's Office.

Being part of the same property conveyed to ZM Development Partners, LLC, a Tennessee limited liability company by deed dated June 2, 2014, from Anthony L. Werthan, of record in Instrument No. 20140610-0050392, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 082 09 0 J 506 00CO.
2. Dedication of common area to Morgan Park Place West Condominium Association, Inc. of record in Instrument No. 20140115-0004084, Register's Office for Davidson County, Tennessee.
3. 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 Morgan Park Place West Condominiums, of record in Instrument No. 20140408-0029304, as an amendment to the Master Deed in Instrument No. 20100622-0048863, said Declaration having been corrected by Scrivener's Affidavit in Instrument No. 20140425-0035118, and Scrivener's Affidavit in Instrument No. 20150910-0092062, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. § 66-27-201, et seq.
5. All matters appearing on the Plan of record as Plat Book 2, page 30, Chancery Court at Nashville, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances, of record in Instrument No. 20100112-0002819, Register's Office for Davidson County, Tennessee.
7. Storm water detention agreement of record in Instrument No. 20050719-0083911, Register's Office for Davidson County, Tennessee.

# True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ASHLEY HART, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

