BILL GARRETT, Davidson County
Trans:T20160079167 DEEDWARR
Recvd: 09/09/16 10:48 2 pgs
Fees:13.00 Taxes:962.00
20160909-0095036

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M165329

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of September, 2016.

Notary Public
My Commission Expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brian Heimerdinger 1350 Rosa L. Parks Boulevard, #239 Nashville, TN 37208	New Owner	081-12-0T-239.00Co

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Matthew M. Kumar, a single man and Bojana Zivak, a single woman, as tenants in common with right of survivorship**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Brian Heimerdinger, an unmarried man**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in County, State of Tennessee, described as follows, to wit:

Being a certain condominium apartment located in Davidson County, Tennessee, being Unit No. 239, as created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated and as established by the Master Deed for Werthan Lofts IV & V Condominiums, of record in Instrument No. 20070117-0006776, as amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, and further amended in Instrument No. 20080211-0013846, corrected in Instrument No. 20090421-0036270, and further, amended in Instrument No. 20110609-0044280, Instrument No. 20110713-0053571, Instrument No. 20120723-0064381, Instrument No. 20130222-0018099, Instrument No. 20131230-0130918, Instrument No. 20140725-0066210, and in Instrument No. 20150225-0016078, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Werthan Lofts Phase IV & V Condominiums, appearing as Exhibit to said Master Deed, for a more complete and detailed description of said Unit.

Being the same property conveyed to Matthew M. Kumar, a single man and Bojana Zivak, a single woman, as tenants in common with right of survivorship by Warranty Deed from Werthan V. Lofts, LLC, dated December 30, 2014, recorded January 5, 2014, of record in Instrument No. 20150105-0000654, Register's Office for Davidson County, Tennessee, and further, being a portion of the property conveyed to Werthan V. Lofts, LLC, a Tennessee limited liability company by Special Warranty Deed from 2120 Restoration, GP, a Tennessee general partnership, dated January 17, 2014, recorded January 17, 2014, of record in Instrument No. 20140117-0004997, said Register's Office.

The said Grantee, its heirs, successors and assigns, takes title to the property subject to the following restriction relating to its use, which shall be deemed a covenant running with the land but which shall terminate and be of no further force and effect five (5) years from December 30,2014: the property must be owned by an individual or individuals whose household earnings at the time the individual enters into a binding purchase and sale agreement for the property are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by the Department of Housing and Urban Development ("HUD"), as adjusted manually by HUD, and if rented, the property must be rented by an individual or individuals whose household earnings during the term of the lease are eighty percent (80%) or less of the median income for household size for the Nashville, Tennessee area as defined by HUD, as adjusted annually by HUD. The property is subject to the Affordable Restrictions as provided in the Master Deed of record in Instrument No. 20070117-0006776, corrected in Instrument No. 20090421-0036270, Amended in Instrument No. 20071220-0146056, corrected in Instrument No. 20080118-0006036, Amended in Instrument Nos. 20080211-0013846, 20110609-0044280, 20110713-0053571, 20120723-0064381, 20131230-013918 and 20140725-0066210, Register of Deed, Davidson County, Tennessee.

This is ☒ Improved OR ☐ Unimproved property located at: **1350 Rosa L. Parks Blvd #239, Nashville, TN, 37208**

This conveyance is made subject to 1) Property taxes for the year 2016 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 6th day of September, 2016.

Matthew M. Kumar

Bojana Zivak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Matthew M. Kumar, a single man and Bojana Zivak, a single woman, as tenants in common with right of survivorship**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of September, 2016.

Notary Public
My Commission expires 10-18-16

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016