Davidson County DEEDWARR
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Fees:23.00 Taxes:1572.50
20161227-0135293

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33416-12-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me this 22nd day of December, 2016. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
MZ Development, LLC 4501 Beacon Drive Nashville, TN 37215	MZ Development, LLC 4501 Beacon Drive Nashville, TN 37215	Map and Parcel No.: 104 13 0 068.00

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 MZ Development, LLC, a Tennessee limited liability company ("Grantee"), its successors 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 231 Leonard Avenue, Units A & B, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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 22nd day of December, 2016.

ZM Development Partners, LLC
a Tennessee limited liability company

By: _____
Jeffrey A. Zeitlin, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey A. Zeitlin, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained and who, upon oath, further acknowledged that he is the Authorized Member 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 22nd day of December, 2016.

_____
Notary Public
My Commission Expires: _____

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

EXHIBIT "A"

Land in Davidson County, Tennessee, being Units A and B, together with the appurtenant interest in the common elements of 231 Leonard Avenue Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 201612150131765, Register's Office for Davidson County, Tennessee, said Units being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon the northerly 50 feet of Lot No. 56 and the southerly 5 feet of Lot No. 35 on the Plan of Bransford Realty Company's Subdivision of Lots 6-23, both inclusive, Block "G" Whitland Realty Company's Subdivision, of record in Book 547, page 53, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to ZM Development Partners, LLC, a Tennessee limited liability company, by warranty deed dated September 19, 2014, from James A. Craig, married, of record in Instrument No. 20140926-0089000, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and county taxes for the year 2017 and subsequent years, a lien, not yet due and payable, which have been assumed by Grantee.
2. Matters appearing on the plat recorded in Book 547, page 53, 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 of Covenants, Conditions, and Restrictions for 231 Leonard Avenue Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20161215-0131765, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Charter of Incorporation of 231 Leonard Avenue Townhomes Corporation, a Tennessee nonprofit corporation, of record in 201612190132980, 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, STACY L. THOMAS, 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:

