BILL GARRETT, Davidson County
Trans:T20170000204 DEEDWARR
Recvd: 01/03/17 11:05 2 pgs
Fees:13.00 Taxes:2257.00
20170103-0000228

WARRANTY DEED

DANIEL AHLBRANDT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $610,000.00.

Affiant

Subscribed and sworn to me on December 30, 2016.

NOTARY PUBLIC

My Commission Expires: 11-3-2020

THIS INSTRUMENT WAS PREPARED BY:
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #30070SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Marc Mariani 1210 C Hawkins Street Nashville, TN 37203	"New Owner"	093-13-5-003CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Lot 1 Partners, LLC, a Tennessee limited liability company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Marc Mariani, unmarried, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Unit No. 3 as set forth in the Declaration of Covenants, Conditions and Restrictions for the 1210 Hawkins Street Townhomes, a Horizontal Property Regime with Private Elements, as of record in Instrument No. 20150818-0083288, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as Exhibit 'B" of said Declaration for a more complete identification and description of said Unit.

Being the same property conveyed to Lot 1 Partners, LLC, a Tennessee limited liability company, by Warranty Deed from Brandon Barnes, unmarried, dated January 2, 2015 and recorded January 5, 2015, of record in Instrument No. 20150105-0000930, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties.
2. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for 1210 Hawkins Street Townhomes, as Horizontal Property Regime with Private Elements, of record in Instrument No. 20150818-0083288, Register's Office for Davidson County, Tennessee, to which reference is hereby made as if copied verbatim.
3. Matters shown on plan of record in Book 4885, Page 136, Register's Office for Davidson County, Tennessee, shows and owner's certificate, a 30 foot minimum building setback line from Hawkins Street and a 5 foot electric overhang easement along a portion of the westerly line of said lot.

4. Applicable restrictions contained in Instrument of record in Book 5030, Page 956, Register's Office for Davidson County, Tennessee.
5. Easements retained by Metro pursuant to the closing of Alley No. 428, being part of the City Ordinance No. 72-383, as of record in Book 4661, Page 823, Register's Office for Davidson County, Tennessee.
6. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

This property is also known as improved property located at 1210 C Hawkins Street, Nashville, TN 37203.

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, his heirs and assigns, forever, and GRANTORS does covenant with the said GRANTEE that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 hand this 30th day of December, 2016.

Lot 1 Partners, LLC

BY: _____
William F. Snyder
Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, of the State and County aforesaid, personally appeared William F. Snyder, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the Member of Lot 1 Partners, LLC, the within named bargainor, and that he as such member executed the foregoing instrument for the purposes therein contained, by signing the name of Lot 1 Partners, LLC, by himself as member.

Witness my hand, at office, on December 30, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 7-3-2017

PATRICK H. POOLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Patrick H. Poole
My Commission Expires
July 3, 2017
STATE OF TENNESSEE