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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. 33449-12-2016**<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: $465,000.00.<br>Affiant<br>Subscribed and sworn to before me this 27th day of January, 2017.<br>Notary Public<br>My Commission Expires: 8-17-19 |

RENNA ANN WALTERS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

# WARRANTY DEED

| | | |
|---|---|---|
| **Address New Owner:**<br>Darryl Heard<br>1813 B 5th Avenue North<br>Nashville, TN 37209 | **Send Tax Bills To:**<br>SAME AS NEW OWNER | **Tax Information:**<br>Map and Parcel No.:<br>081 08 2.V 002 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, **Jeff Zeitlin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darryl Heard, unmarried** ("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 1813 B 5th Avenue North, Nashville, TN 37209

**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.

BILL GARRETT, Davidson County
Trans:T20170009152 DEEDWARR
Recvd: 01/31/17 14:27 3 pgs
Fees:18.00 Taxes:1720.50
20170131-0010375

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 27th day of January, 2017.

Jeff Zeitlin

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Jeff Zeitlin**, 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.

Witness my hand, at office, this 27th day of January, 2017.

Notary Public

My Commission Expires: 10-7-2019

EILEEN K. HOPKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2019

Return to:
MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

# EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Salem on 5th Townhomes, a horizontal property regime with private elements established by Declaration in Instrument No. 20160128-0008408, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 472 on the Plan of North Nashville Real Estate Company's property as of record in Book 21, page 105, in the Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Jeff Zeitlin by deed dated January 18, 2016 from Steven L. Gryll, a one-sixth (1/6) interest, Charles R. Gryll, a one-sixth (1/6) interest, and Michael A. Gryll, a one-sixth (1/6) interest, as Heirs at Law of Daniel Gryll, deceased and Martin Levy, a one-half (1/2) interest, as devisee under the Will of Rowena Levy of record in Instrument No. 20160128-0008407, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 081 08 2 V 002 00CO.
2. 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 Salem on 5th Townhomes, of record in Instrument No. 20160128-0008408, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Plan of record as Book 21, page 105, Register's Office for Davidson County, Tennessee.
5. Restrictive Covenant for Detached Structure of record in Instrument No. 20160830-0090612, Register's Office for Davidson County, Tennessee.