WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170012445 DEEDWARR
Recvd: 02/10/17 11:13 2 pgs
Fees:13.00 Taxes:1813.00
20170210-0014106

BOX 10-A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00

Robert Margolis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 7th DAY OF February, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN B. MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Margolis, Trustee	SAME	
(NAME)	(NAME)	
534 B Moore Avenue		105-73-A 2 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ZEEJAY DEVELOPMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT W. MARGOLIS, TRUSTEE OF THE ROBERT W. MARGOLIS REVOCABLE TRUST, UTAD OCTOBER 31, 2016,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 2 of 534 Moore Cottages, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for 534 Moore Cottages, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20151119-0117534, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of 534 Moore Cottages, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20151119-0117534, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Zeejay Developments, LLC, a Tennessee limited liability company by deed from Benjamin S. Hornsby, unmarried, dated September 25, 2015, of record in Instrument No. 20150928-0098099, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2017 Real Property taxes; All matters appearing on the plan of record in Book 137, Page 91, said Register's Office; Restrictive Covenants of record in Instrument No. 20151119-0117534, said Register's Office; and Charter of record in Instrument No. 20151123-0118761, said Register's Office.

unimproved _
This is improved x property, known as 534 B Moore Avenue, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 8th day of February, 2017

ZEEJAY DEVELOPMENTS, LLC

BY: _____

KOFI NUAKO, MEMBER

STATE OF Tennessee
COUNTY OF Obion

Before me, the undersigned notary public, personally appeared Kofi Nuako, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Member of Zeejay Developments, LLC the within named bargainor, a limited liability company and that he as such Member, executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Member.

Witness my hand and official seal at Union City (City), Tennessee (State) this 8th day of February, 2017.

Commission expires: 01.15.2020

_____
Notary Public

HAYLEY SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
OBION COUNTY