This Instrument Prepared By:
Adrienne Trammell-Love, Attorney
Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

MAP & PARCEL NO: 081070Q00200C0

BILL GARRETT, Davidson County
Trans:T20170019767 DEEDWARR
Recvd: 03/08/17 09:07 2 pgs
Fees:13.00 Taxes:1239.50
20170308-0022747

NAME & ADDRESS OF NEW OWNER:
Jay Michael Politzer
1819 B 11th Avenue North
Nashville, TN 37208

SEND TAX BILLS TO:
new owner

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **1819 11TH AVENUE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, "Grantor", has this day bargained and sold and does hereby transfer and convey unto **JAY MICHAEL POLITZER, SINGLE MAN**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND in Davidson County, Tennessee, being all of Unit B, as shown on the Plan of Horizontal Property Regime, 11th Ave., Units 1 & 2, and filed as "Exhibit C" and established by the Declaration of Covenants, Conditions and Restrictions of 1819 11th Avenue North Townhomes appearing of record in Instrument No. 20160503-0043151, of the 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 the Declaration, reference to which is hereby made for more complete and detailed description of the Unit and the rights and obligations of the declarant and the unit owners, and the By-Laws of the Association of owners.

BEING a portion of the same property conveyed to 1819 11th Avenue, LLC, a Tennessee limited liability company, by Warranty Deed from Joyce E. Page, dated June 26, 2015, appearing of record in Instrument No. 20150702-0064087, of the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Subject to all matters shown on the Plan of record in Plat Book 2, page 33, and the Plan shown on Exhibit "C" of 1819 11th Avenue North Townhomes of record in Instrument No. 20160503-0043151; Declaration of Covenants, Conditions and Restrictions of 1819 11th Avenue North Townhomes of record in Instrument No. 20160503-0043151; and to a Charter of 1819 11th Avenue North Townhomes of record in Instrument No. 20160510-0046364; all of the Register's Office for Davidson County, Tennessee.

This is improved property known as 1819 B 11th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2017 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 2nd day of March, 2017.

1819 11th Avenue, LLC

Member:

Titus Young Real Estate, LLC

BY: _____
Dwayne J. Wootson, Member Manager

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Audra D. Cross, of the state and county aforesaid, personally appeared **Dwayne J. Wootson, Member Manager of Titus Young Real Estate, LLC, which is a Member of 1819 11th Avenue, LLC**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **himself** to be one of the **Members** of **1819 11th Avenue, LLC**, the within named bargainor, a Tennessee limited liability company, and that **he** as such **Member**, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by **himself** as **Member**.

WITNESS my hand, at office, this 2nd day of March, 2017.

_____
NOTARY PUBLIC

AUDRA D. CROSS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 4-20-20

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$335,000.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 7th day of March, 2017.

_____
NOTARY PUBLIC

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

My Commission Expires: _____