Return To: Ashworth Law Firm, PLLC
237 2nd Ave. South
Franklin, TN 37064

(1)

KATE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires November 16, 2020

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STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $549,000.00.

Ann M. Vandekhof
Affiant

Subscribed and sworn to before me, this the 1st day of May, 2017.

Kate Williams
Notary Public

My commission expires: 11-16-2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20170037320 DEEDWARR
Recvd: 05/03/17 10:53 2 pgs
Fees:13.00 Taxes:2031.30
20170503-0043515

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Nicholas Henry Adler	New Owner	**082-05-0V-001.00-CO**
45 Annandale		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Fourth Avenue Townhomes, GP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nicholas Henry Adler, married

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 "A" on the Horizontal Property Regime for Homes at 1610 4th Avenue North, as recorded in the Declaration of record in Instrument No. 20151222-0128881, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to FOURTH AVENUE TOWNHOMES GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from JMPD HOMES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20141119-0106454, dated November 14, 2014, said Register's Office. Being a portion further conveyed to FOURTH AVENUE TOWNHOMES, INC., A TENNESSEE CORPORATION, by Quitclaim Deed from FOURTH AVENUE TOWNHOMES GP, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20160901-0092225, dated September 1, 2016, said Register's Office. Being a portion of the same property conveyed to FOURTH AVENUE TOWNHOMES GP, A TENNESSEE GENERAL PARTNERSHIP, by Quitclaim Deed from FOURTH AVENUE TOWNHOMES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20170421-0039267, dated April 20, 2017, said Register's Office.

This property is commonly known as 1610 4th Avenue North Unit B, Nashville, TN 37209, but the legal description is Unit A.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/OUR HANDS EFFECTIVE AS OF May 1, 2017:

Fourth Avenue Townhomes, GP

BY: Brandon Plunkett
ITS: General Partner

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Brandon Plunkett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be General Partner of Fourth Avenue Townhomes, GP, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 1st day of May, 2017.

My Commission Expires: 9/7/2020

Notary Public

20171159R

ALYSSA RAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY