THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170913528** Bill Garrett Davidson County Batch# 17670 **DEEDWARR** 10/25/2017 08:19:43 AM 2 pgs Fees: $13.00 Taxes: $2,220.00 20171025-0109184	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me this 20th day of October, 2017. Notary Public My Commission Expires:

SHERRI KING NOTARY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Howell Park Partners, LLC PO Box 24512 Nashville, TN 37202	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 093-10-0A-435.00 CO

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, **David Nelson, Trustee of the Jeanne Davis Nelson Trust of April 22, 2008** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Howell Park Partners, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Unit No. 435 in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 8429, Page 169, Register's Office for Davidson County, Tennessee and described in a master Deed recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments property, co-owners and tenants of Howell Park, Condominiums, contained in the Master Deed and By-Laws appended hereto, recorded in Book 6816, Page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed by Warranty Deed from Jan Hamp Investments, Inc., a Louisiana Corporation to Jeanne Nelson, an unmarried person, as recorded on the 25th day of February, 2003 in Instrument No. 20030225-0024812. Jeanne Nelson having died June 12th, 2008 in Summit County, Ohio. Quitclaim Deed from Jeanne Nelson to Drew Nelson, as recorded on the 25th day of August, 2008 in Instrument No. 20080825-0086948; Quitclaim recorded at Instrument No. 20080825-0086948 improperly conveying title using Power of Attorney after Jeanne Nelson was deceased. See Affidavit in Furtherance of Title - pertaining to above Quitclaim Deed filed at Instrument No. 20170831-0089776.

Last Will and Testament of Jeanne D. Nelson recorded in Instrument Nos. 20170824-0087180 and 20170824-0087181, in the Register's Office of Davidson County, Tennessee. Order for Muniment of Title recorded at Instrument No. 20170824-0087180 and filed with the Davidson County Circuit Court Clerk. See Probate Case No. 17P-1381.

Last Will and Testament of Jeanne D. Nelson establishes the Jeanne Davis Nelson Trust of April 22, 2008 for all real property owned upon death. David Nelson is

Trustee of the Jeanne Davis Nelson Trust of April 22, 2008 and is specifically authorized to convey real property.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6250, Page(s) 868.
Terms and provisions of by-Laws of recorded in Book 11429, Page 947.

Charter of Homeowners Association recorded at Instrument No. 20000508-0046074.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HOWELL PARK Condominium of record in Book 6816, Page 411 and Instrument No. 20070521-0060147.

This is improved property located at 435 2ND AVE S Nashville TN 37201-2329

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of October, 2017.

David C. Nelson

David Nelson, Trustee

STATE OF OHIO)
COUNTY OF Medina)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Nelson, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of The Jeanne Davis Nelson Trust of April 22, 2008, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20th day of October, 2017.

Notary Public

My Commission Expires: _____

NOTARIAL SEAL STATE OF OHIO

EUGENE N. ELIAS, Attorney-At-Law
Notary Public, State of Ohio
My Commission has no expiration date
Sec. 147.03 R.C.