THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33948-10-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,275,000.00. Affiant Subscribed and sworn to before me this 27th day of October, 2017. Notary Public My Commission Expires:

GEORGE P. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Susan Garwood 2031B Castleman Drive Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 131 06 0 036 00

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, **YMZ Partners, LLC, a Tennessee limited liability company,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Susan Garwood,** unmarried ("Grantee"), her 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 2031B Castleman Drive, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her 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 and assigns to warrant and forever defend the title to said real estate to Grantee, her 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
Batch# 19376 DEEDWARR
10/30/2017 02:09:57 PM 3 pgs
Fees: $18.00 Taxes: $4,717.50

20171030-0111046

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

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

YMZ Partners, LLC
a Tennessee limited liability company

BY: _____
Jeff Zeitlin, Chief Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE ME, the undersigned, a Notary Public of the State and County aforementioned, personally appeared Jeff A. Zeitlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of YMZ Partners, LLC, a Tennessee limited liability company and as such Chief Manager executed the foregoing instrument for the purpose therein contained, by signing the name of the company as its Chief Manager.

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

_____
Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot(s) 7, as shown on the map entitled Partition Replat of Lot 7 Owen Subdivision and Lot 8 Overton Hills Subdivision, of record in Instrument No. 20171013-0105220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to JEFF ZEITLIN, by deed from WILLIAM B. OWEN and wife, JEAN M. OWEN, of record in Instrument No. 20141110-0103508, dated November 4, 2014, said Register's Office.

JEFF ZEITLIN conveyed his interest in the subject property to YMZ PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by quitclaim deed of record in Instrument No. 20141110-0103510, dated November 7, 2014, said Register's Office.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Instrument No. 20171013-0105220, Register's Office for Davidson County, Tennessee.
2. Taxes for 2018 and subsequent years, a lien but not yet due and payable.