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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Rd, Ste 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 170411449**<br>Bill Garrett Davidson County<br>Batch# 19413 DEEDWARR<br>10/30/2017 02:37:22 PM 2 pgs<br>Fees: $13.00 Taxes: $2,617.74<br>20171030-0111100 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $707,495.00.<br><br>Affiant<br><br>Subscribed and sworn to before me this 27th day of October, 2017.<br><br>Notary Public<br>My Commission Expires: |

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 14, 2019

# WARRANTY DEED

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| Address New Owner:<br>Martha A. Neyer<br>1206 6th Ave North, Home 1<br>Nashville, TN 37208 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>082090Z00100CO |

**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, **1206 Development Partners, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Martha A. Neyer, married**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in Davidson County, Tennessee, being Unit 1, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 1206 6th Avenue North, a Horizontal Property Regime with Private Elements of record at Instrument No. 20160607-0057495, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to Dean Dixon and wife, Joanie Dixon by Warranty deed from Metropolitan Development and Housing Agency of record in Book 10406, page 553 Register's Office for Davidson County , Tennessee, dated April 4, 1997 and recorded on April 4, 1997. Being a portion of the same property conveyed to 1206 Development Partners, LLC by Warranty deed from Dean Dixon and Joanie Dixon, husband and wife of record in Instrument No. 20160607-0057493 Register's Office for Davidson County, Tennessee, dated June 2, 2016 and recorded on June 7, 2016. Being a portion of the same property conveyed to 1206 Development Partners, LLC by Quitclaim deed from Dean & Joanie Dixon of record in Instrument No. 20160607-0057494 Register's Office for Davidson County, Tennessee, dated June 2, 2016 and recorded on June 7, 2016.

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.

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the Commitment.

Rights of claims and parties in possession not shown by the public records.

Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

Taxes or special assessments which are not shown as existing liens by the public records.

Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

Easements or claims of easements not shown by the Public Records.

Taxes for the year 2018 a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 10, Page 606, Register's Office for Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions for Homes At 1206 6th Avenue North of record in Instrument Number 20160607-0057495, Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 1206 6th Ave North, Home 1 Nashville, TN 37208.

**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 27th day of October, 2017.

1206 Development Partners, LLC, a Tennessee limited liability company

BY: CJ Partners, LLC
Its: Sole Member

J. M. Jacobs

Jim Jacobs, President

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jim Jacobs, 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 President of CJ Partners, LLC and that CJ Partners, LLC is the sole member of 1206 Development Partners, LLC, 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 27th day of October 2017.

JONATHAN B. HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 10, 2019

Notary Public

My Commission Expires: _____