THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170612422**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $715,000.00. Affiant Subscribed and sworn to before me, this 2nd day of November, 2017. Notary Public My Commission Expires:

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Bill Garrett Davidson County
Batch# 24284 DEEDWARR
11/09/2017 10:01:38 AM 2 pgs
Fees: $13.00 Taxes: $2,645.50

20171109-0115371

WARRANTY DEED

Address New Owner: Stephen Nash 1206 6th Ave North, Unit 5 Nashville, TN 37208	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 082-09-0Z-005.00-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, **1206 Development Partners, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Nash, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit 5, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Homes at 1206 6th Avenue North, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160607-0057495 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the 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 04, 1997 and recorded on April 04, 1997. Being a portion of the same property conveyed to 1206 Development Partners, LLC, a Tennessee limited liability company 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 02, 2016 and recorded on June 07, 2016. Being a portion of the same property conveyed to 1206 Development Partners, LLC, a Tennessee limited liability company by Quitclaim deed from Dean & Joanie Dixon, husband and wife, individuals of record in Instrument No. 20160607-0057494 Register's Office for Davidson County, Tennessee, dated June 02, 2016 and recorded on June 07, 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

Subject to all matters shown on the Plan of record in Plat Book 10, Page (s) 606 and 609, Register's Office for Davidson County, Tennessee.

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

Rights of others to use of a 12 foot alley of record in Book 571, Page 372, in the 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 Unit 5 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 2nd day of November, 2017.

1206 Development Partners, LLC, a Tennessee limited liability company

By: Jonathan B. Harris
Its: Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan B. Harris, 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 an Authorized Agent for 1206 Development Partners, LLC, a Tennessee limited liability company, 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 2nd day of November 2017.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021