This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-17-1197

Bill Garrett Davidson County
Batch# 34409 DEEDWARR
12/07/2017 10:29:29 AM 2 pgs
Fees: $13.00 Taxes: $1,032.30

20171207-0124890

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $279,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of December, 2017

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/8/2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Anthony S. Cross, Jr. 2115 Yeaman Place, unit 332 Nashville, TN 37206	Same as owner	082-15-0A-065.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jordan Tlumak, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Anthony S. Cross, Jr., unmarried and Anthony S. Cross, Sr., unmarried, joint tenants with rights of survivorship**, hereinafter called the Grantee(s), his 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 332 and Parking Space 143, Storage Unit 3E, 5th and Main Condominiums, as established under the Master Deed of record in Instrument No. 20060630-0078751; as amended and supplemented in Instrument No. 20070104-0001656; Instrument No. 20070424-0048607; Instrument No. 20080411-0036927; Instrument No. 20080512-0048553; Instrument No. 20081120-0114262; Instrument No. 20110921-0073283; Instrument No. 20111129-0092827; Instrument No. 20120409-0030284, Instrument No. 20120820-0074741, Instrument No. 20121017-0095419; Instrument No. 20130911-0096032; Instrument No. 20140804-0069914; and in Instrument No. 20161222-0134731, Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more complete description and placement of said Unit.

Being the same property conveyed to Jordan Tlumak, unmarried by Special Warranty Deed from VTH 5th and Main, LLC, a Delaware limited liability company, dated February 17, 2012, recorded February 22, 2012, of record in Instrument No. 20120222-0015511, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **2115 Yeaman Place, unit 332, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien which is due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 6th day of December, 2017.

Jordan Tlumak

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jordan Tlumak**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of December, 2017.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021